

**BUILDING STANDARDS COMMISSION**

2525 Natomas Park Drive, Suite 130  
Sacramento, California 95833-2936  
(916) 263-0916 FAX (916) 263-0959



February 15, 2011

Ayla Erfigen, Building Supervisor  
City of Alhambra  
11 South First Street  
Alhambra, CA 91801

Dear Ayla Erfigen:

This letter is to acknowledge receipt on January 18, 2011 of the City of Alhambra submittal pertaining to Ordinance Numbers 4561, 4563, 4565, 4567, 4569, and 4571 with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code Section 17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing.

As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

A handwritten signature in black ink, appearing to read 'Enrique M. Rodriguez'.

Enrique M. Rodriguez  
Associate Construction Analyst

cc: Chron  
Local Filings

**City of Alhambra**  
Development Services Department



*Gateway  
to the  
San Gabriel Valley*

*111  
South First Street  
Alhambra  
California  
91801*

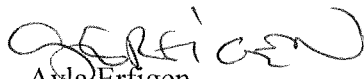
January 11, 2011

California Building Standards Commission  
2525 Natomas Park Drive, Suite 130  
Sacramento Ca 95811

Re: City of Alhambra Code Amendments and Findings

Please find here with the City of Alhambra amendments and the express findings to each amendment to the following California Codes;

- 1- California Building Code 2010
- 2- California Residential Code 2010
- 3- California Electrical Code 2010
- 4- California Mechanical Code 2010
- 5- California Plumbing Code 2010
- 6- California Fire Code 2010

  
Ayla Erfigen  
Building Supervisor

Enc: As listed above

CC: City Clerk  
Fire Chief

2011 JAN 18 P 2:36  
CALIFORNIA BUILDING  
STANDARDS COMMISSION

**ORDINANCE NO. O2M10-4561**

**AN ORDINANCE OF THE ALHAMBRA CITY  
COUNCIL AMENDING THE ALHAMBRA  
MUNICIPAL CODE BY MODIFYING TITLE 19  
THEREOF AND ADOPTING BY REFERENCE THE  
2010 CALIFORNIA FIRE CODE, WITH CERTAIN  
AMENDMENTS, ADDITIONS AND DELETIONS  
THERETO**

**THE ALHAMBRA CITY COUNCIL DOES ORDAIN AS FOLLOWS:**

**SECTION ONE:** The purpose of this ordinance is to adopt by reference the California Code of Regulations, Title 24, Part 9 - 2010 California Fire Code. Therefore, the Alhambra Municipal Code is hereby amended by repealing from Chapter 19.02 Sections 19.02.010 and 19.02.020 and substituting new Sections in lieu thereof, all to read as follows:

**TITLE 19**

**FIRE**

**CHAPTER 19.02**

**FIRE CODE**

**Section 19.02.010 2010 CALIFORNIA FIRE CODE**

Chapters 1 through 49, , Appendix Chapter 4 and Appendices B, BB, C, CC and H of Title 24, Part 9 of the California Code of Regulations (the 2010 California Fire Code), as amended and in effect on or before January 1, 2011 are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Alhambra Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except that those certain sections thereof which are necessary to meet local conditions as hereinafter set forth in Section 19.02.020 of this Code are hereby repealed, added or amended to read as set forth therein.

In accordance with Section 50022.6 of the California Government Code, not less than one copy of said Title 24 Part 9 of the California Code of Regulations together with any and all amendments thereto proposed by the City of Alhambra, has been and is now filed in the office of the Fire Chief and shall be remain on file with the Fire Chief, shall collectively be known as the *City of Alhambra Fire Code* and may be cited as Chapter 19.02 of the Alhambra Municipal Code.

## **Section 19.02.020 FIRE CODE MODIFIED**

Chapters 1, 3, 6, 9, 25, and 33 of Title 24, Part 9 of the California Code of Regulations ( 2010 California Fire Code) adopted by reference as the Fire Code of the City of Alhambra are hereby amended, deleted or added as follows:

### **Section 101.1 is amended in its entirety to read:**

**101.1- Title.** Title XIX Fire , Chapter 19.02 of the City of Alhambra Municipal Code shall be known as the Fire Code of the City of Alhambra, may be cited as such, and will be referred to herein as “these regulations” or “these building standards “or “this Code.”

### **A new section 104.10.2 is added and shall read:**

**104.10.2 - Police powers.** The fire code official shall have the powers of police officers in performing their duties under this Code, in accord with California Penal Code Section 832. When requested to do so by the fire code official, the chief of police of the jurisdiction is authorized to assign such available police officers as necessary to assist the fire code official in enforcing the provisions of this code.

### **A new section 105.1.4 is added and shall read:**

**105.1.4.** All plan review and permit fees shall be as adopted by separate resolution and/or ordinance. Plan checking fees shall be paid at the time of plan review submittal. Permit fees shall be paid at the time of permit issuance.

### **Section 105.3.1 is amended in its entirety to read:**

**105.3.1 Expiration of Permit.** An operational permit shall remain in effect until reissued, renewed, or revoked or for such a period of time as specified in the permit. Construction permits issued by the fire official under the provisions of this Code shall expire automatically by limitation and become null and void 180 days after the date of the last required inspection approval by the fire official, or if work authorized by such permit is not commenced within 180 days from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained.

Supplementary permit(s) shall not expire so long as the associated building permit remains active.

Where a new permit is issued to complete work previously started under an expired permit, no permit fees, except for issuance fees, will be collected provided;

- 1) That no changes have been made or will be made in the original plans and calculations for such work;
- 2) The Codes in effect on the issuance date of the new permit are the same as were in effect on the date the expired permit was issued; and



3) That the duration of time from the date of expired permit issuance or last required inspection approval, whichever occurred last, has not exceeded 180 days. Permit fees, in addition to issuance fees, for the remaining work shall be collected for all permits that do not meet the preceding criteria.

All work to be performed under the new permit must be done in accordance with the Code in effect on the date of issuance of the new permit.

**Section 108 is amended in its entirety to read;**

**108.1 Technical Interpretations Appeal Board.** An applicant may appeal to the Technical Interpretations Appeal Board, the orders, decisions or determinations made by the fire code official for the matters described in section 108.4 of this no later than 60 calendar days from the date of the action being appealed.

The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to fire protection. One member shall be a practicing architect, one a competent builder, one fire protection engineering professional, one industrial safety professional and a lawyer each of whom shall have had at least ten years experience as an architect, builder, lawyer, fire protection engineering professional or industrial safety professional. The fire official shall be an ex officio member and shall act as secretary to the board. The members of the board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its business. The board shall establish findings and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the fire official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

**108.2 Limitations of Authority.** The Technical Interpretations Appeals Board shall have no authority relative to interpretation of the administrative portions of this Code, other than Section 110 (Unsafe Buildings), nor shall the board be empowered to waive requirements of this Code.

**108.3 Technical Interpretations Appeals Board Fees.** A filing fee established by separate fee resolution or ordinance shall be paid to the fire official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section. All requests to appeal determinations, orders or actions of the fire official or to seek modifications of previous orders of the appeals boards shall be presented in writing.

**108.4.** Any aggrieved party may appeal any of the following decisions of the fire code official:

1. Disapproval of any application.
2. Refusal to grant any permit applied for when it is claimed that the provisions of this code do not apply.

3. Interpretation of this code.
4. Determination of suitability of alternate materials or types of construction or methods.

**Section 109.3 is amended in its entirety to read:**

**109.3 Violation penalties.** Any person who shall violate any of the provisions of the California Fire Code hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made there under, or who shall build in violation of any detailed statement of specifications or plans submitted and approved there under, or any certificate or permit issued hereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the Technical Interpretations Appeals Board or by a court of competent jurisdiction within the time fixed herein, shall severely for each and every violation and noncompliance, respectively, be guilty of a misdemeanor, punishable by a fine not to exceed \$500 or by imprisonment in the city or county jail for not more than six months, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and, when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

The application of the above penalty shall not be held to prevent the enforced removal or prohibited conditions.

**109.3.1 Abatement of violation.** In addition to the imposition of the penalties herein prescribed, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premise; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

**Section 111.4 is amended in its entirety to read:**

**111.4 Failure to Comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine as of not less than \$100 or more than \$500. Or as per fee schedule as adopted by separate resolution and/or ordinance, whichever is higher.

**Section 113.2 is amended in its entirety to read:**

**113.2** Plan review, permit or any other applicable fees shall be as adopted by separate resolution and/or ordinance.

**A new section 114 is added and shall read:**

**114 Definitions.** In additions to the definitions specified in Chapter 2 of this Code, the following certain terms, phrases, words and their derivatives shall be construed as specified in this section. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine. In the event of conflicts between these definitions and definitions that appear elsewhere in this Code, these definitions shall govern and be applicable.

**BUILDING CODE** shall mean the Los Angeles County Code Title 26 as adopted and amended by the City of Alhambra.

**ELECTRICAL CODE** shall mean the Los Angeles County Code Title 27 as adopted and amended by the City of Alhambra.

**FIRE CHIEF** shall mean the Chief Officer of the City of Alhambra Fire Department .

**FIRE CODE** shall mean the California Code of Regulations Title 24, Part 9, as adopted and amended by the City of Alhambra.

**FIRE CODE OFFICIAL** shall mean the Fire Chief or other member of the fire service appointed by the Fire Chief, charged with the administration and enforcement of this Code.

**MECHANICAL CODE** shall mean the Los Angeles County Code Title 29 as adopted and amended by the City of Alhambra.

**PLUMBING CODE** shall mean the Los Angeles County Code Title 28 as adopted and amended by the City of Alhambra.

**RESIDENTIAL CODE** shall mean the Los Angeles County Code Title 30 as adopted and amended by the City of Alhambra.

**UNPERMITTED STRUCTURES** shall be defined as any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished or equipped, at any point in time, without the required permit(s) having first been obtained from the Fire Chief and/or Building Official or any unfinished work for which a permit has expired.

**A new section 318 is added and shall read:**

**318.1 General.** The requirements of this section apply to all pallets, whether wood or plastic.

**318.2 Storage of idle pallets.** The storage of idle pallets shall comply with Sections 318.2.1 through 318.2.3.

**318.2.1** Idle pallets shall be stored outside, except as permitted by Section 318.2.2.

**318.2.2** Idle pallets shall be permitted to be stored in a building if the building is equipped with fire sprinklers in accordance with NFPA 13.

**318.2.3** Idle pallets stored outside shall be stored in accordance with Section 318.3.

**318.3 Physical characteristics of outside storage.** Outside storage of idle pallets shall comply with Sections 318.3.1 through 318.3.7.

**318.3.1** Idle pallet stacks shall not exceed fifteen feet (15') in height.

**318.3.2** Idle pallet stacks shall not cover an area of greater than 400 square feet.

**318.3.3** Idle pallet stacks shall be arranged to form stable piles.

**318.3.4** A distance of not less than twenty feet (20') shall separate stacks.

**318.3.5** Stacks shall be no closer than twenty feet (20') to any property line.

**318.3.6** Stacks shall be no closer than twenty feet (20') to any other yard storage.

**318.3.7.** Stacks shall be no closer than the distances shown in Table 318.3 to buildings.

**TABLE 318.3 REQUIRED CLEARANCES BETWEEN OUTSIDE IDLE PALLET STORAGE AND BUILDINGS**

Wall Construction	Under 50 Pallets	51-200 Pallets	Over 200 Pallets
Masonry with no openings	No restrictions	No restrictions	15 feet
Masonry with wired glass in openings, outside sprinklers, and one-hour doors	No restrictions	10 feet	20 feet
Masonry with wired or plain glass, outside sprinklers, and ¾ hour doors	10 feet	20 feet	30 feet
Wood or metal with outside sprinklers	10 feet	20 feet	30 feet
Wood, metal, or other	20 feet	30 feet	50 feet

**A new Section 610 is added and shall read as follows:**

**Section 610 Photovoltaic Systems** – The fire code official may adopt such fire and life safety requirements as are necessary for the safe installation and operation of photovoltaic systems. Unless and until specific requirements are adopted by the State, the current version of the California Department of Forestry and Fire Protection, Office of the State Marshal's "Solar Photovoltaic Installation Guide" with the following conditions, restrictions and modifications shall be adopted as set forth:

**Section 610.1 Additional Requirements:** Additional electrical disconnects may be required in order to provide additional safety for firefighting operations.

**Section 610.2 Approval Required:** Rooftop obstructions and /or photovoltaic installations which encompass more than 25% or 10,000 square feet of roof surface area, whichever is less, require approval from the fire department, prior to installation.

**Section 901.4.2 is amended in its entirety to read:**

**Section 901.4.2 Non-Required Fire Protection Systems:** Any fire protection system installed, even if not required by the Code, shall be installed in the entire building or structure. Partial installation of fire sprinkler systems shall be prohibited. Such systems shall be installed in accordance with this Code, the California Building Code, and applicable, adopted NFPA Standards.

**Exception:** Special hazard fire suppression systems, as approved by the fire chief.

**Section 903.2.1.1 Item No. 1 is amended in its entirety to read:**

1. The fire areas exceeds 6,000 square feet

**Section 903.2.1.2 Item No. 1 is amended in its entirety to read:**

1. The fire areas exceeds 2,250 square feet

**Section 903.2.1.3 Item No. 1 is amended in its entirety to read:**

1. The fire areas exceeds 6,000 square feet

**Section 903.2.1.4 Item No. 1 is amended in its entirety to read:**

1. The fire areas exceeds 6,000 square feet

**A new section 903.2.2.1 is added to read:**

**903.2.2.1 – All Other Group B Occupancies:** The fire area exceeds 6,000 square feet or is more than one story above or below the lowest level of fire department access.

**Section 903.2.3 Item No. 1 is amended in its entirety to read:**

1. Throughout all Group E fire areas greater than 6,000 square feet in fire area or with a calculated occupant load of 100 persons.

**Section 903.2.4 Item No. 1 is amended in its entirety to read:**

1. Where a Group F-1 fire area exceeds 6,000 square feet.

**Section 903.2.4 Item No. 3 is amended in its entirety to read:**

3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 12,000 square feet.

**Section 903.2.7 Item No. 1 and 3 is amended in their entirety to read:**

1. Where a Group M fire area exceeds 6,000 square feet.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 12,000 square feet.

**Section 903.2.8, Exception numbers 1 and 2 are deleted.**

**Section 903.2.9. Item No. 1 and 3 is amended in their entirety to read:**

1. Where a Group S-1 fire area exceeds 6,000 square feet.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 12,000 square feet.

**Section 903.2.9.1. Items No. 1, 2, and 4 are amended in their entirety to read:**

1. Buildings having two or more stories above grade plane, including basements, with a

fire area containing a repair garage exceeding 5,000 square feet.

2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 6,000 square feet.
4. A Group S-1 fire area used for the repair of commercial trucks or busses where the fire area exceeds 2500 square feet.

**Section 903.2.10 Item No. 1 is amended in its entirety to read:**

1. Where the fire area of the enclosed parking garage exceeds 6,000 square feet.

**Section 903.2.11.3 is amended in its entirety to read:**

**903.2.11.3 – Buildings Three or More Stories in Height:** Regardless of occupancy type, an automatic fire sprinkler system shall be installed throughout all buildings or structures which are three or more stories in height.

**Exceptions:** Open parking structures.

**A new section 903.2.11.3.7 is added and shall read:**

**903.2.11.3.7 - Structures exceeding 6,000 square feet in fire area.** Regardless of occupancy type, an automatic sprinkler system shall be installed throughout all buildings or structures, exceeding 6,000 square feet in total fire area.

**Exception:** Open parking structures.

**A new section 903.2.11.3.8 is added and shall read:**

**903.2.11.3.8 - Access difficulty.** When the fire code official determines that access for fire apparatus and equipment is unduly difficult to serve any building and structure not otherwise required to be sprinklered; the installation of an automatic fire sprinkler system may be required.

**A new section 903.2.11.3.9 is added and shall read:**

**903.2.11.3.9 Additions, Alterations, and/or Repairs:.** All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this Code upon the occurrence of any of the following conditions:

1. Any addition to any building or structure, other than one- and two-family dwelling units, which creates a fire area large enough that if the existing building or structure plus the area of the proposed work were being built new today, an automatic sprinkler system would be required under this Code;
2. Within any twelve (12) calendar month period of time, any alteration, including repairs, to any existing building or structure, other than one- and two-family dwelling units where the value of the work proposed exceeds fifty percent (50%) of the replacement cost of the building, as determined by the building official and/or by the fire official and where such alteration, including repairs, creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this Code;

3. Within any twelve (12) calendar month period of time, any addition and alteration to any existing building or structure, other than one- and two-family dwelling units , where the value of the work proposed exceeds fifty percent (50%) of the replacement cost of the building, as determined by the building official and/or by the fire official, and where such addition and alteration creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this Code;
4. Any addition to any building or structure which causes the building or structure to be classified as a three story building or structure;
5. Within any twelve (12) calendar month period of time, any addition to any unsprinklered one- or two-family dwelling including Group R-3.1 or R-4 occupancies where the proposed increase in fire area is equal to or greater than seven hundred (700) square feet in new fire area;
6. Within any twelve (12) calendar month period of time, any alteration and/or repairs, to any unsprinklered one- or two-family dwelling, including Group R-3.1 or R-4 occupancies, where the total square footage of the rooms or areas with framing alterations exceeds fifty percent (50%) of the existing square footage of the building, as determined by the fire code official;
7. Within any twelve (12) calendar month period of time, any addition AND framing alteration and/or repairs to any unsprinklered one- or two-family dwelling, including Group R-3.1 or R-4 occupancies, where the square footage of the proposed addition AND areas with framing alteration exceeds fifty percent (50%) of the existing square footage of the building, as determined by the fire code official;
8. Where a change in occupancy or use increases the fire hazard to the building, structure, or life safety of the occupants, as determined by the fire code official.

**Section 903.2.18 exception deleted:**

**A new section 903.3.1.1.2 is added and shall read:**

**903.3.1.1.2 - Detailed Requirements.** In other than residential buildings that are not over two stories in height, automatic sprinkler systems shall be designed and installed in accordance with NFPA 13 as amended in Chapter 47 and the conditions, restrictions and modifications as set forth below:

1. In buildings three or more stories in height and/or two or more stories below the highest level of fire department access, and with a common stairway, separate control valve(s) capable of independently controlling the fire sprinkler system on each floor and each basement level shall be provided and installed in the stairway.
2. A 10% safety factor shall be provided for all hydraulically calculated sprinkler systems.

**A new section 903.3.1.2 is amended in its entirety to read:**

**903.3.1.2- NFPA 13R sprinkler systems.** Where allowed in buildings of Group R, up to and including two stories in height, automatic sprinkler systems shall be installed throughout in accordance with NFPA 13R as amended in Chapter 47.

**A new section 903.3.1.2.2 is added and shall read:**

**903.3.1.2.2 - Detailed Requirements.** In residential buildings that do not exceed two stories in height, automatic sprinkler systems shall be designed and installed in accordance NFPA 13R as amended in Chapter 47 and the conditions, restrictions and modifications as set forth below:

1. A 10% safety factor shall be provided for all hydraulically calculated sprinkler systems
2. All fire areas shall be sprinklered including, but not limited to, bathrooms, closets, attached carports, garages, corridors, penthouse equipment rooms, elevator machine rooms, storage rooms, covered driveways and usable space underneath stairways
3. A supply of spare sprinklers and a special sprinkler wrench shall be maintained on the premises. If more than one type or temperature rating of sprinkler is installed in the building, the spare amount of each type shall be maintained in accord with the requirements of the NFPA 13R as amended in Chapter 47

**A new section 903.3.1.3.1 is added and shall read:**

**903.3.1.3.1 - Detailed Requirements.** Automatic sprinkler system protection for one and two-family dwellings shall be designed and installed in accordance with NFPA 13D as amended in Chapter 47 and with the conditions, restrictions and modifications as set forth below:

1. With a common water supply connection serving one or more dwelling units, 5 gallons per minute, per unit shall be added to the sprinkler system demand in order to determine the size of common piping, the total water supply requirements, and the size of the water meter.
2. Sprinkler systems connected to a water supply upstream of the main domestic shutoff valve shall be provided with a main shutoff valve to control both the fire sprinkler and the domestic systems. The fire sprinkler system piping shall not have a separate control valve
3. Local water flow alarms shall be provided on all sprinkler systems. The alarm shall be of sufficient intensity to be clearly audible in all rooms over background noise levels with all intervening doors closed. A horn/strobe may be required inside the dwelling unit for the hearing impaired and to meet the audibility requirements.
4. Sprinklers shall be required in all attached garages. Sprinklers located in garages shall be listed residential sprinklers or quick response sprinklers having the same orifice size as the sprinklers in the dwelling unit.
5. Sprinklers may be omitted from attics and crawl spaces which are not used or intended for living purposes or storage. When a forced-air unit is installed in an attic, one or more intermediate temperature residential or quick response sprinklers, of like orifice size as the dwelling unit, shall be installed above the mechanical unit.
6. A 10% safety factor deduction from the existing static pressure shall be included in the hydraulic calculations
7. All overhead piping shall be hydrostatically tested for leakage at 150 psi for two hours and shall be inspected prior to the installation of drywall or insulation.



8. A supply of at least two spare sprinklers of each type installed in the system and a special sprinkler wrench(s) shall be maintained on the premises.

**Section 903.3.5 Water Supplies- is amended and shall read:**

**903.3.5 Water supplies.** Water supplies for *automatic sprinkler* systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with *Health and Safety Code Section 13114.7*.

1. Where a dedicated fire service line is required, the minimum fire service size shall be 4" (four inches.)
2. All fire service sizing shall be approved by the Utilities Department, in accord with its Guidelines for Fire Service Sizing. A size increase or decrease may be required or granted, respectively, if available water supply and/or hydraulic calculations support such a change.
3. At least one 2 ½ inch fire department connection shall be required on all dedicated fire service systems, along with a listed control valve and backflow prevention assembly.

**A new subsection 903.4.2.1 is added and shall read:**

**903.4.2.1 – Additional Notification for Sprinkler Systems:**

Additional audible/visible appliances may be required for notification of occupants when deemed necessary by the fire code official.

**A new section 905.12 is added and shall read:**

**905.12- Standpipes in residential complexes.** All multi-family residential complexes which cause unusual fire fighting problems due to size, configuration, location, and/or lack of access shall be equipped at the discretion of the fire code official with one or more 2 1/2-inch-valved standpipe(s).

**Section 2505.1 is amended in its entirety to read:**

**2505.1 – Individual Piles.** Piles of tires or carcasses shall not exceed 600 cubic feet in volume, and shall not exceed six feet in height, and shall be separated from every pile by an aisle way at least ten feet wide. Tires in racks shall comply with the length, width, and aisle way requirements for indoor storage arrangement as outlined in Section 2509.

**Section 2505.2 deleted.**

**Section 2505.3 deleted.**

**Section 2505.6 deleted.**

**Section 2509.1 is amended in its entirety to read:**

**2509.1 - Indoor Storage Arrangement.** Tires stored inside of buildings shall not block doors, windows, or exit ways. Piles and racks of tires which are placed directly against and parallel to walls, shall not extend out from such walls more than five feet. Piles or racks of tires placed in rows perpendicular to the walls, shall not exceed ten feet in width or fifty feet in length. Every row of tires shall be accessible on at least one side, by an aisle way at least three feet wide. Tires which are stored in such a pattern as to form dead-end aisle ways against the walls of a building, shall terminate at an aisle way at least six feet wide at the inside end of such piles. Every rack or pile of tires shall be kept at least 18 inches below sprinkler heads in a sprinklered building. Piles of tires shall be kept at least three feet (36 inches) below the ceiling or roof, and below every chord, beam, or girder in an unsprinklered building. Racks of tires shall be kept at least 18 inches below the ceiling or roof, and below every chord, beam, or girder in an unsprinklered building. Piles and racks of tires shall maintain stability and shall not create a hazard by falling during a fire or other emergency.

**A new subsection 3308.1.2 is added and shall read:**

**3308.1.2 Permits.** It shall be unlawful for any person to present or conduct any public display of fireworks within the City of Alhambra without first having obtained a permit from the fire code official.

**A new subsection 3308.1.3 is added and shall read:**

**3308.1.3 Detailed Requirements.** The public display of fireworks within the City of Alhambra shall be in accord with Section 3308.1 of this Code and all of the following:

1. The fire code official is authorized to grant permits for supervised public displays of fireworks to be conducted by the city or by other organizations. Every such display shall be personally supervised by a competent, licensed pyrotechnic operator approved by the fire code official. Each such display shall be held at an approved location and shall be so discharged or fired as, in the opinion of the fire code official after proper investigation, not to be hazardous to property or to endanger any person.
2. Applications for permit shall be made in writing at least ten days in advance of the date of the display. A permit fee which includes costs related to required fire watch personnel and site inspection will be collected upon approval and issuance of the authorization to transport. After such permit shall have been granted, the sale, possession, use, and/or distribution of fireworks for such display shall be lawful for the permitted activity and time frame only. No permit granted hereunder shall be transferable.
3. The permittee shall furnish a bond or certificate of insurance in an amount deemed adequate by the fire code official for the payment of all damages which may be caused either to a person or persons or to property by reason of the permitted display and arising from any acts of the permittee, his agents, employees, or subcontractors.
4. When required by the fire code official, the pyrotechnic operator shall employ and provide additional personnel whose sole duty shall be the enforcement of crowd control around

the display area. Unauthorized persons shall not be allowed to enter the discharge site until the site has been inspected and cleared after conclusion of the display by the pyrotechnic operator.

5. The fire code official is authorized to require rope barriers, fences, signs or other devices to be installed around the display area to aid in crowd control.
6. The fire code official is authorized to adopt such additional rules and regulations not inconsistent herewith as are reasonably required to prevent injury to persons and/or property, including, but not limited to, the requirement for standby fire personnel or apparatus at the firing site.
7. If the fire code official determines that there is a lack of crowd control or that the crowd is in danger, the display shall be immediately discontinued. If at any time high winds or wet weather creates a danger, the display shall be postponed until weather conditions are acceptable to the fire code official.
8. The entire firing site shall be inspected immediately following a display and prior to allowing public access for the purpose of locating unexploded aerial shells and/or hazardous debris. Unexploded shells shall not be handled within 15 minutes after the time of their firing. Such shells shall then be doused thoroughly with water, allowed to stand for at least 5 minutes, and then be submersed in a full bucket of water.

**A new section 3310 is added and shall read:**

**Section 3310 - Explosives and Fireworks.**

**3310.1** The manufacture, possession, storage, sale, transportation and use of explosive materials shall be prohibited, unless it is authorized by the State Fire Marshal. This shall not apply to hand loading of small arms ammunition for personal use when not for resale.

**3310.2** No explosive materials shall be bolts, explosive rivets or cartridges for explosive-actuated power task in quantities involving less than 500 pounds.

**3310.3** It shall be unlawful to manufacture fireworks within the City of Alhambra.

**3310.4** The fire code official is authorized to seize, take, remove or cause to be removed, at the expense of the owner, all stocks of fireworks or explosives offered or exposed for sale, or stored or held in violation of this Section.

**A new section 3311 is added and shall read:**

**Section 3311 Sales of Fireworks.** The sale of "Safe and Sane" fireworks within the City of Alhambra city limits shall be in accord with Section 3301 of this Code and all of the following:

**3311.1** It shall be unlawful for any person to sell, or to cause or permit to be sold, within the City, any fireworks at retail without first securing a permit to do so from the fire code official. A separate permit shall be obtained for each separate or distinct place of business or stand. Any

person having a permit, who fails to comply with the conditions of the permit as provided for in this section, shall be deemed to be operating without a permit. Application shall be made no earlier than April 1 and no later than May 15 of each calendar year.

**3311.2** The maximum number of permits which may be issued shall be 16 during any one calendar year. If the number of applications exceeds the number of permits to be issued, the permittees who did not violate any requirements of this chapter during the preceding year, shall have first priority for the available permits until April 15, provided each permittee represents the same participating organization which operated under the permit during the preceding year. If there are any additional permits available, such additional permits shall be granted by a drawing supervised by the license officer, or other municipal officer designated by the City Council.

1. The following qualifications must be met by each applicant requesting a permit:
  - a. No permit shall be issued to any person, firm, or corporation, except any veterans organization or any auxiliary of such organization chartered by the Congress of the United States, maintaining a charter and meeting place in the City of Alhambra whose membership is composed of members now and/or heretofore serving in the armed forces of the United States; or, any nonprofit associations or corporations organized primarily for civic betterment or youth activities, charitable, or religious purposes.
  - b. Each such organization must have its principal and permanent meeting place within the city limits of Alhambra, and must have been organized and established within the city limits of Alhambra, and must have been organized and established within such city limits for a minimum of one year continuously preceding the filing of an application for a permit.
  - c. No organization may receive more than one permit for fireworks sales during any one calendar year.
  - d. No stand shall be within 600 feet of another stand.
2. Each applicant for a permit shall take out and maintain in force, while any such fireworks stand is open, public liability insurance in an amount of not less than \$1,000,000 for injury to one person, and not less than \$1,000,000 for any one occurrence, and one million dollars (\$1,000,000) for damage to property. The City of Alhambra shall be named as "additional insured" on all policies required hereunder. Prior to the issuance of a permit hereunder, each applicant shall furnish city evidence satisfactory in form to the city that such insurance is in force, and adequate legal assurance that the carrier will give the city at least thirty days prior written notice of the cancellation of the policy, during the effective period of the permit.
3. Applicants for a permit hereunder shall pay a permit fee for each fireworks stand.
4. It shall be unlawful for any person to sell at retail "dangerous fireworks," as defined in

the California State Fireworks Law.

5. No “safe and sane” fireworks, as defined in the California State Fireworks Law, shall be sold or offered for sale at retail within the city, except from 12:00 noon on June 28 to 12:00 noon on July 6 of each year.
6. No “safe and sane” fireworks shall be sold or offered for sale at retail unless the fuses or other igniting devices are protected by approved protective caps, or each item or group of items is enclosed or sealed in a package bearing the California State Fire Marshal’s Seal of Registration, upon which the wholesaler’s license number appears.
7. The fire code official is authorized to promulgate reasonable additional rules and regulations for the operation of fireworks stands, in order to eliminate or reduce to a minimum the risk of fire or injury to persons or damage to property. A copy of any such rules and regulations shall be posted in a prominent place in each fireworks stand. Failure to comply with said rules and regulations shall be grounds for the immediate revocation of any permit granted under this section.

**SECTION TWO: Findings of local conditions.** The Alhambra City Council hereby finds, determines and declares that those certain amendments to the State Fire Code are appropriate and necessary to meet local conditions existing in the City of Alhambra, and this Council hereby further finds, determines and declares that each such change is required for the protection of the public safety and is reasonably necessary because of local climatic, geological conditions.

**SECTION THREE: Continuation of existing law.** Where they are substantially the same as existing law, the provisions of the City of Alhambra Fire Code shall be considered continuations of existing law and shall not be considered new enactments.

**SECTION FOUR: Maintenance and distribution of code.** Not less than one copy of the City of Alhambra Fire Code, duly certified by the City Clerk, shall be kept on file in the office of the City Clerk for examination and use by the public. Amendments to this code shall be noted by ordinance number on the appropriate pages of such copy of this code and one complete file of amendatory ordinances, indexed for ready reference, shall be maintained in the office of the City Clerk for use and examination by the public. Distribution or sale of additional copies of this code shall be made as directed by the City Council. In addition, one copy of said City of Alhambra Fire Code may likewise be maintained by the Fire Chief for examination and use by the public.

**SECTION FIVE: Catchlines of Sections.** The catchlines of the several sections of this code printed in boldface type are intended as mere catchwords to indicate the contents of the section and shall not be deemed or taken to be titles of such sections; nor as any part of the section, nor, unless expressly so provided, shall they be so deemed when any of such sections, including the catchlines, are amended or reenacted.

**SECTION SIX: Severability of provisions.** If any section, subsection, sentence, clause, phrase or portion of this ordinance and/or the code adopted thereby is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Alhambra City Council hereby declares that it would have adopted this ordinance and the code adopted thereby and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions thereof may be declared invalid or unconstitutional.

**SECTION SEVEN: Certification and publication.** The ordinance shall take effect thirty (30) days after its final passage and within (5) days after its passage, the City Clerk of the City of Alhambra shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and the Fire Chief shall cause the same to be filed with the California Building Standards Commission. And within (15) days after its passage, the City Clerk shall certify to the adoption of this ordinance and shall cause a summary of same to be published once in a newspaper of general circulation within the City of Alhambra.

**SIGNED AND APPROVED** this 13<sup>th</sup> day of December, 2010.

  
\_\_\_\_\_  
GARY YAMAUCHI, Mayor

ATTEST:

  
\_\_\_\_\_  
LAUREN MYLES, City Clerk

**I HEREBY CERTIFY** that the above and foregoing ordinance was duly passed and adopted by the Alhambra City Council at its regular meeting held on the 13<sup>th</sup> day of December, 2010 by the following vote, to wit:

AYES: SHAM, MESSINA, PLACIDO, AYALA, YAMAUCHI  
NOES: NONE  
ABSENT: NONE

  
\_\_\_\_\_  
LAUREN MYLES, City Clerk

**PUBLIC NOTICE OF ADOPTION OF ORDINANCE**  
**CITY OF ALHAMBRA**  
**ORDINANCE NO. O2M10-4561**

**NOTICE IS HEREBY GIVEN** that on December 13<sup>th</sup>, 2010, the City Council of the City of Alhambra adopted, after a public hearing, Ordinance No. O2M10-4561, entitled:

AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL AMENDING THE ALHAMBRA MUNICIPAL CODE BY MODIFYING TITLE 19 THEREOF AND ADOPTING BY REFERENCE THE 2010 CALIFORNIA FIRE CODE, WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO

The purpose of this ordinance is to adopt by reference and amend that certain code known as the 2010 California Fire Code,(California Code of Regulations, Title 24, Part 9) with certain amendments, additions, and deletions thereto to meet local climatic, topographical and geological conditions as well as to protect the public health, safety and welfare. The City of Alhambra must make any required changes and adopt this code by January 1, 2011. Therefore, Ordinance No. O2M10-4561 amends the Alhambra Municipal Code by repealing there from Sections 19.02.10 and 19.02.20 from Chapter 19.02 and substituting new Sections in lieu thereof

A certified copy of the full text of Ordinance No. O2M10-4561 is available for review in the Office of the City Clerk, City of Alhambra, 111 South First Street, Alhambra, California.

LAUREN MYLES, City Clerk

PUBLISH: December 17, 2010  
ORDINANCE NO. O2M10-4561  
FILE NO N2M10-137

**ORIGINAL**

**ORDINANCE NO. O2M10-4563**

**AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL  
AMENDING THE ALHAMBRA MUNICIPAL CODE BY  
MODIFYING TITLE 20 THEREOF ADOPTING BY  
REFERENCE THE 2011 LOS ANGELES COUNTY  
CODE, TITLE 26, BUILDING CODE, WITH CERTAIN  
AMENDMENTS, ADDITIONS AND DELETIONS  
THERETO**

**THE ALHAMBRA CITY COUNCIL DOES ORDAIN AS FOLLOWS:**

**SECTION ONE:** The purpose of this ordinance is to adopt by reference and amend that certain ordinance of the County of Los Angeles which adopts by reference California Code of Regulations, Title 24, Part 2 and Part 10 - 2010 California Building Code and which makes amendments, additions and deletions thereto. Therefore, the Alhambra Municipal Code is hereby amended by repealing from Chapter 20.05 Sections 20.05.010 and 20.05.020 and substituting new Sections in lieu thereof, all to read as follows:

**TITLE 20**

**BUILDINGS AND CONSTRUCTION**

**CHAPTER 20.05**

**BUILDING CODE**

**Section 20.05.010    LOS ANGELES COUNTY CODE, TITLE 26,  
BUILDING CODE**

Chapters 1 through 35, 66, 67, 99 and Appendices I and J of Title 26, Los Angeles County Building Code, as amended and in effect on or before January 1, 2011, adopting the 2010 California Building Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Alhambra Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except that those certain sections thereof which are necessary to meet local conditions, as hereinafter set forth in 20.05.020 of this code, are hereby repealed, added or amended to read as set forth therein.

In accordance with Section 50022.6 of the California Government Code, not less than one copy of said Title 26 of the Los Angeles County Code together with any and all amendments thereto proposed by the City of Alhambra, has been and is now filed in the office of the Development Services Department, shall be remain on file with the Building



Official, shall collectively be known as the *City of Alhambra Building Code* and may be cited as Chapter 20.05 of the Alhambra Municipal Code.

## **Section 20.05.020 BUILDING CODE MODIFIED**

Chapters 1, 9, 33, 99 and Appendix J of Title 26 of the Los Angeles County Code (the 2011 Los Angeles County Building Code), adopted by reference as the Building Code of the City of Alhambra, are hereby amended, deleted or added as follows:

- a. Section 100 is deleted.
- b. Section 101 is amended in its entirety to read:  
**SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE**

**101.1 Title.** Title XX Building and Construction, Chapter 20.05 of the City of Alhambra Municipal Code shall be known as the Building Code of the City of Alhambra, may be cited as such, and will be referred to herein as “these regulations” or “these building standards “or “this Code.”

**101.2 Purpose and Intent.** The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person. This Code shall not be construed to hold the City or any officer, employee or agent thereof responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or nonissuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the provisions of this Code, the City does not intend to impose on itself, its employees or agents, any mandatory duties of care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.

This section is declaratory of existing law and is not to be construed as suggesting that such was not the purpose and intent of previous Code adoptions.

**101.3 Scope and Applicability.** The provisions of this Code shall apply to the erection, construction, enlargement, alteration, installation, reconstruction, repair, movement,

improvement, connection, conversion, demolition, use and occupancy of any building, structure or premises, or portion thereof, and grading within the City.

The provisions of this Code shall not apply to work located primarily in a public way other than pedestrian protection structures required by Chapter 33; public utility towers and poles; equipment not specifically regulated in this Code; hydraulic flood control structures; work exempted by Section 107.2; or minor work of negligible hazard to life specifically exempted by the building official.

Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in Section 109 and Chapter 34 of this Code.

Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the Residential Code as amended and adopted by the City of Alhambra.

Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

The codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this Code and referenced codes and standards, the provisions of this Code shall apply.

The provisions of this Code shall not be deemed to nullify any provisions of local, state or federal law.

In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

- c. Section 103.5 is amended in its entirety to read:

**Section 103.5 Costs.** Any person who violates any provision of this Code shall be responsible for the costs of any and all Code enforcement actions taken by the Building Official in response to such violations. These costs shall be based on the amounts specified in Section 115.

- d. A new subsection 103.6. is added to read:

**103.6 Work Without Permit.** Whenever any work has been commenced without a permit as required by the provisions of this Code, a special investigation shall be made prior to the issuance of the permit. An investigation fee specified as per Section 115 shall be collected for each permit so investigated.

**Exception:** When the building official has determined that the owner-builder of a one- or two-family dwelling, accessory building or accessory structure had no knowledge that a permit was necessary and had not previously applied for a permit from the Building

Division of the City of Alhambra the investigation fee shall be specified as per the Section 115.

The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

For additional provisions applicable to grading, see Appendix J.

- e. A new subsection 103.7 is added to read:

**103.7 Noncompliance Fee.** If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, the building official shall have the authority to collect a noncompliance fee.

The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

For additional provisions applicable to grading, see Appendix J.

- f. Subsection 104.1 is amended in its entirety to read:

**104.1 Building Division.** There is hereby established a division in the City Development Services Department to be known and designated as the Building Division.

- g. Subsection 104.2.1 is amended in its entirety to read:

**104.2.1 General.** The building official is hereby authorized and directed to enforce all the provisions of this Code, including the Electrical Code, the Plumbing Code, Mechanical Code, Residential Code, Energy Code and Green Building Standards, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the building official shall have the powers of a law enforcement officer.

The building official shall have the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this Code.

The building official shall classify every building or portion thereof into one of the occupancies set forth in Chapter 3 of this Code according to its use or the character of its occupancy.

The Building Official shall also classify every building into one of the types of construction set forth in Chapter 6 of this Code.

- h. Subsection 104.2.1.1 is amended in its entirety to read:

**104.2.1.1** The building official is authorized to make and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose of this Code.

- i. Subsection 104.2.2 is amended in its entirety to read:  
**104.2.2 Deputies.** With the approval of the City Council, the building official may appoint such number of officers, inspectors and assistants, and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the Building Division.
- j. Subsection 104.2.7 is amended in its entirety to read:  
**104.2.7 Modifications.** Whenever there are practical difficulties involved in carrying out the provisions of this Code, the building official may grant modifications, on a case-by-case basis, provided the building official shall first find that a special individual reason makes the strict letter of this Code, relevant laws, ordinances, rules and regulations impractical and that the modification is in conformity with the spirit and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such modification does not lessen any fire protection or other life safety-related requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the City.  
A written application for the granting of such modifications shall be submitted together with a filing fee established by separate fee resolution or ordinance.  
For additional provisions applicable to grading, see Appendix J.
- k. Subsection 104.2.8 is amended in its entirety to read:  
**104.2.8 Alternate materials, design and methods of construction.** The provisions of this Code, relevant laws, ordinances, rules and regulations are not intended to prevent the use of any material, appliances, installation, device, arrangement, method, design or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.  
The building official may approve on a case-by-case basis any such alternate, provided that he or she finds that the proposed design is satisfactory and complies with the provisions of this Code and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance and other life-safety factors, durability, planning and design, energy, material resource efficiency and conservation, environmental air quality, performance, water and sanitation.  
The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.  
A written application for use of an alternate material, design or method of construction shall be submitted together with a filing fee established by separate fee resolution or ordinance.  
For additional provisions applicable to grading, see Appendix J.
- l. Subsection 104.3 is amended in its entirety to read:

**104.3 Definitions.** In additions to the definitions specified in Chapter 2 of this Code, the following certain terms, phrases, words and their derivatives shall be construed as specified in this section. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine.

In the event of conflicts between these definitions and definitions that appear elsewhere in this Code, these definitions shall govern and be applicable.

**BOARD OF SUPERVISORS** shall mean the City of Alhambra City Council.

**BUILDING CODE** shall mean the Los Angeles County Code Title 26 as adopted and amended by the City of Alhambra.

**BUILDING DIVISION or BUILDING DEPARTMENT** shall mean the Building Division of the City Development Services Department.

**BUILDING OFFICIAL** shall mean the Director of Development Services Department or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.

**BUILDING REHABILITATION APPEALS BOARD** shall mean the City of Alhambra City Council.

**CALGREEN** see Green Building Standards Code definition.

**COUNTY** may mean City of Alhambra or Los Angeles County depending on the context.

**DEMOLITION** Whenever the term *demolition* or *demolish* is used in this Code, it shall include the removal of the resulting debris from such demolition and the protection or filling of excavations exposed by such demolition as may be required by this Code, relevant laws, ordinances, rules and/or regulations.

**ELECTRICAL CODE** shall mean the Los Angeles County Code Title 27 as adopted and amended by the City of Alhambra.

**ENERGY CODE** shall mean California Code of Regulations Title 24, Part 6.

**FACTORY-BUILT STRUCTURE** shall mean buildings or structures that meet all of the following criteria:

- (1) fabrication on an off-site location under the inspection of the State, for which the State inspection agency has attested to compliance with the applicable State laws and regulations by the issuance of an insignia;

- (2) the bearing of the State insignia and that have not been modified since fabrication in a manner that would void the State approval; and for which the City has been relieved by statute of the responsibility for the enforcement of laws and regulations of the State of California or the City.

**FIRE CODE** shall mean the California Code of Regulations Title 24, Part 9, as adopted and amended by the City of Alhambra.

**GREEN BUILDING STANDARDS CODE** shall mean California Code of Regulations Title 24, Part 11.

**HEALTH CODE** or **LOS ANGELES COUNTY HEALTH CODE** shall mean the County of Los Angeles Health Department.

**LOS ANGELES COUNTY FLOOD CONTROL DISTRICT** shall mean either the City of Alhambra Public Works Department or the Los Angeles County Flood Control District.

**MECHANICAL CODE** shall mean the Los Angeles County Code Title 29 as adopted and amended by the City of Alhambra.

**NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT** shall mean a permit issued as required by the Federal Clean Water Act in order to protect receiving waters. The NPDES permit requires controls to reduce the discharge of pollutants into storm drains, channels or natural watercourses.

**NONINSPECTED WORK** shall mean any erection, construction, enlargement, alteration, repair, movement, improvement, removal, connection, conversion, demolition or equipping for which a permit was first obtained, pursuant to Section 107, but which has progressed beyond the point indicated in successive inspections, including but not limited to inspections set forth in Section 117, without first obtaining inspection by and approval of the building official.

**UNPERMITTED STRUCTURES** shall be defined as any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished or equipped, at any point in time, without the required permit(s) having first been obtained from the Building Official, pursuant to Subsection Section 107.1, supra or any unfinished work for which a permit has expired.

**PLUMBING CODE** shall mean the Los Angeles County Code Title 28 as adopted and amended by the City of Alhambra.

**RESIDENTIAL CODE** shall mean the Los Angeles County Code Title 30 as adopted and amended by the City of Alhambra.

**ROAD COMMISSIONER CODE** shall mean the City Engineer.

**UNINCORPORATED PORTION OF THE COUNTY OF LOS ANGELES** shall mean the City of Alhambra.

**UNPERMITTED STRUCTURE** shall be defined as any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished or equipped, at any point in time, without the required approval(s) and permit(s) having first been obtained from the building official.

- m. Section 105 is amended in its entirety to read:

**SECTION 105 APPEALS BOARDS**

**105.1 Technical Interpretations Appeals Board.** When a request for an alternate material has been proposed by an applicant and denied by the building official, the applicant may appeal the building official's decision to the Technical Interpretations Appeals Board no later than 60 calendar days from the date of the action being appealed. The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to building construction. One member shall be a practicing architect, one a competent builder, one a lawyer and two shall be civil or structural engineers, each of whom shall have had at least ten years experience as an architect, builder, lawyer or structural designer. The building official shall be an ex officio member and shall act as secretary to the board. The members of the board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

**105.2 Accessibility Appeals Board.** In order to conduct the hearings on written appeals regarding action taken by the building official concerning accessibility and to ratify certain exempting actions of the building official in enforcing the accessibility requirements of the California Code of Regulations, Title 24 (also known as the California Building Standards Code), and to serve as an advisor to the building official on

disabled access matters, there shall be an accessibility appeals board consisting of five members. Two members of the appeals board shall be physically disabled persons, two members shall be persons experienced in construction, and one member shall be a public member. The building official shall be an ex officio member and shall act as secretary to the board. The members of the accessibility appeals board shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its actions. The board shall establish that the access matter under review is in conformity with the intent and purpose of the California Code of Regulations, Title 24, and this Code. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith. The appeals board may approve or disapprove interpretations and enforcement actions taken by the building official. All such approvals or disapprovals for privately funded construction shall be final and conclusive as to the building official in the absence of fraud or prejudicial abuse of discretion.

**105.3 Limitations of Authority.** Neither the Technical Interpretations Appeals Board nor the Accessibility Appeals Board shall have authority relative to interpretation of the administrative portions of this Code, other than Section 102, nor shall the board be empowered to waive requirements of this Code.

**105.4 Appeals Board Fees.** A filing fee established by separate fee resolution or ordinance shall be paid to the building official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section.

All requests to appeal determinations, orders or actions of the building official or to seek modifications of previous orders of the appeals boards shall be presented in writing.

- n. Section 106 is amended in its entirety to read:

**SECTION 106 BUILDING PLAN REQUIREMENTS**

**106.1 General.** When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans, and when deemed necessary by the building official, calculations, geological or engineering reports and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer or architect licensed or registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a building permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.

When authorized by the building official, complete plans and calculations need not be submitted for the following work when information sufficient to clearly define the nature and scope of the work are submitted for review:



1. One-story buildings of Type V conventional wood-stud construction with an area not exceeding 600 square feet;
2. Work deemed by the building official as minor, small and/or unimportant work. Where deemed necessary by the building official, submittals shall include special inspection requirements as defined in Section 117.5 and structural observation requirements as defined in Section 117.6.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a civil engineer, structural engineer, mechanical engineer, electrical engineer, soils engineer or architect registered or certified to practice in the State of California when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

For buildings exceeding 160 feet (48.77 m) in height, the structural calculations and each sheet of structural plans shall be prepared under the supervision of and shall bear the signature or approved stamp of a person authorized by the State of California to use the title structural engineer. In addition, all architectural sheets shall bear the signature or approved stamp of an architect licensed by the State of California.

All structures and devices installed for the protection of pedestrians, regardless of location, are subject to the plan review requirements of this section.

For additional provisions applicable to grading, see Appendix J.

**106.2 Architect or Engineer of Record.** When it is required that documents be prepared by an architect or engineer, the building official may require the owner to designate on the permit application an architect or engineer who shall act as the architect or engineer of record. If the circumstances require, the owner may designate a substitute architect or engineer of record who shall perform all of the duties required of the original architect or engineer of record. The building official shall be notified in writing by the owner if the architect or engineer of record is changed or is unable to continue to perform the duties. The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

**106.3 Information Required on Building Plans.** Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans shall give the street address of the proposed work and the name, address and telephone number of the owner(s) and all persons who were involved in the design and preparation of the plans.

Plans shall include a plot plan showing the location of the proposed building and of every existing building on the premises. In lieu of specific details, the building official may

approve references on the plans to a specific section or part of this Code, relevant laws, ordinances, rules and/or regulations.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required structural and fire-resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the following information:

1. The building Type of Construction;
2. Whether fire sprinklers are installed in all or any portion of the building;
3. Existing building areas and areas of all additions;
4. The number of stories of the building;
5. The use of all new and existing rooms and/or areas;
6. The Occupancy Classifications of each occupancy;
7. The Code in effect on the date of plan check submittal.

The plans shall show all mitigation measures required under the National Pollution Discharge Elimination System (NPDES) permit issued to the County of Los Angeles. For the application of NPDES permit requirements as they apply to grading plans and permits, see Appendix J.

For additional provisions applicable to grading, see Appendix J.

**106.4 Drainage Review Requirement.** Where proposed construction will affect site drainage, existing and proposed drainage patterns shall be shown on the plot plan. A site inspection may be required prior to plan check of building plans for lots or parcels in areas having slopes of five horizontal to one vertical (5: 1) or steeper when the building official finds that a visual inspection of the site is necessary to establish drainage requirements for the protection of property, existing buildings or the proposed construction. The fee for such inspection shall be as set forth by ordinance or resolution. Such a preinspection shall not be required for a building pad graded under the provisions of Appendix J.

For additional provisions applicable to grading, see Appendix J.

**106.5 Deferred submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have prior approval of the building official. The architect or engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official. Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The

deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

**106.6 Standard Plans.** The building official may approve a set of plans for a building or structure as a "standard plan," provided that the applicant has made proper application and submitted complete sets of plans as required by this section.

Plans shall reflect laws and ordinances in effect at the time a permit is issued except as provided in this section. Nothing in this section shall prohibit modifying the permit set of plans to reflect changes in laws and ordinances that have become effective since the approval of the standard plan. The standard plans shall become null and void where the work required by such changes exceeds five percent of the value of the building or structure.

Standard plans shall be valid for a period of one year from the date of approval. This period may be extended by the building official when there is evidence that the plans may be used again and the plans show compliance with this Code, relevant laws, ordinances, rules and regulations.

**106.7 Expiration of Plan Check Applications.** Plan check applications for which no permit is issued within one year following the date of application shall expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be returned to the applicant or destroyed by the building official.

When requested in writing by the applicant prior to or not more than 90 days after the expiration of the plan check application, the building official may extend the time for action by the applicant. The time for action by the applicant shall not be extended beyond the effective date of a more current Code. Additional hourly fees for plan review shall also be paid to the building official for enforcement of any requirements that were subsequently amended to the Code in effect at the time the plan check extension is requested.

Once an application and any extension thereof has expired, the applicant shall resubmit plans and calculations and pay a new application fee.

**106.8 Retention of Plans.** One set of approved plans, calculations and reports shall be retained by the building official. Except as required by Section 19850 of the Health and Safety Code, the building official shall retain such set of the approved plans, calculations and reports for a period of not less than 90 days from date of completion of the work covered therein.

- o. Section 107 is amended in its entirety to read:

**SECTION 107 BUILDING PERMIT REQUIREMENTS**

**107.1 Building Permit Required.** No person shall erect, construct, enlarge, alter, repair, move, improve, remove, connect, convert, demolish, or equip any building, structure, or portion thereof, perform any grading, or cause the same to be done, without first

obtaining a separate permit for each such building, structure or grading from the building official.

The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

No person shall install, alter, repair, move, improve, remove, connect any automatic fire-protection system regulated by this Code, or cause the same to be done, without first obtaining a separate permit for each such building or structure from the building official. All structures and devices installed for the protection of pedestrians, regardless of location, are subject to the permit requirements of this section.

For additional provisions applicable to grading, see Appendix J.

**107.2 Work Exempted.** A building permit shall not be required for the following: Exemption from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances.

Unless otherwise exempted by the City of Alhambra Plumbing, Electrical or Mechanical Codes, separate plumbing, electrical and mechanical permits will be required for the below-exempted items.

A building permit shall not be required for the following:

1. Work not regulated by the Building Code, except where deemed necessary by the building official to enforce other Federal and/or State Laws, State disabled access requirements, or to enforce City ordinances or policies.
2. When approved by the building official, minor work of negligible hazard to life and having a valuation not exceeding \$2,000 may be exempted.
3. Painting; wallpapering; installing carpet, vinyl, tile and similar floor coverings and repairing broken window glass not required by the Building Code to be safety or security glazing.
4. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.
5. One-story detached, private lath houses, glasshouses (greenhouses) and pergolas, provided the floor area does not exceed 400 square feet.
6. Chain-link, wrought-iron and similar fences not more than 12 feet in height.
7. Masonry, concrete, wood and similar fences not more than 6 feet in height.

**Exception:** Wood fences not more than 8 feet in height with 60 percent or more of the fence open and incapable of being loaded by wind.

8. Retaining walls that retain not more than 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding a Class I, II, or III-A liquids.

9. Ground-mounted radio and television antenna towers that do not exceed 45 feet in height and ground-supported dish antennas not exceeding 15 feet in height above finished grade in any position.
10. Light standards that do not exceed 30 feet in height.
11. Flagpoles not erected upon a building and not more than 15 feet high.
12. A tree house provided that:
  - 12.1 The tree house does not exceed 64 square feet in area or 8 feet in height from floor to roof.
  - 12.2 The ceiling height as established by door height or plate line does not exceed 6 feet.
13. Canopies or awnings, completely supported by the exterior wall, attached to a Group R-3 or U Occupancy and extending not more than 54 inches from the exterior wall of the building.
14. Sheds, office or storage buildings, and other structures incidental to work authorized by a valid grading or building permit. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.
15. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below and that are not part of an accessible route.
16. Prefabricated swimming pools and other bodies of water accessory to a Group R-3 Occupancy that are fewer than 18 inches deep, do not exceed 5,000 gallons (18,927 L), and are installed entirely above adjacent grade.
17. Playground equipment.
18. Membrane structures not regulated by California Title 19, not exceeding 250 square feet in area, used exclusively for residential recreational purposes or as a cover for vehicles, and located in accordance with other City ordinances.
19. Steel tanks supported on a foundation not more than 2 feet (610 mm) above grade when the height does not exceed 1½ times the diameter.
20. Gantry cranes and similar equipment.
21. Bridges not involving buildings.
22. Motion picture, television and theater stage sets and scenery, except when used as a building.
23. Oil derricks.

For additional provisions applicable to grading, see Appendix J.

**107.3 Application for Permit.** To obtain a permit, the applicant shall first file an application in writing on a form furnished by the City for that purpose. Each such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and locate the proposed building or work.

3. For building plans, show the use and occupancy of all parts of the building.
4. Be accompanied by plans and calculations as required in Section 106.
5. State the valuation of the proposed work or, for grading, the volume of earth to be handled.
6. Give such other information as reasonably may be required by the building official.

**107.4 Issuance.** The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

1. The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.
2. The fees specified by resolution or ordinance have been paid.
3. The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the currently adopted Codes in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of any Federal, State, County or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.

One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.

The building official may issue a permit for the construction of part of a building or structure before the entire plans and calculations for the whole building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this Code. The holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire building or structure will be granted.

For additional provisions applicable to grading, see Appendix J.

**107.5 Permit Validity.** The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use which it authorizes is lawful.

The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations or from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

For additional provisions applicable to grading, see Appendix J.

**107.6 Expiration of Permit.** Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year after the date of the last required building inspection approval by the building official, or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained.

For the purposes of this paragraph, “required building inspection” shall mean those inspections listed in Section 117.4.2, and those inspections specifically identified on the Job Record issued with the building permit. No partial inspection shall meet the definition of “required building inspection.”

Supplementary permits for electrical, grading, mechanical, plumbing, and reroof shall not expire so long as the associated building permit remains active. No electrical, grading, mechanical, plumbing or reroof inspection shall satisfy the requirement to have a required building inspection as defined in this Section.

Where a new building permit is issued to complete work previously started under an expired permit, no permit fees, except for issuance fees, will be collected provided 1) that no changes have been made or will be made in the original plans and calculations for such work; 2) the Codes in effect on the issuance date of the new permit are the same as were in effect on the date the expired permit was issued; and 3) that the duration of time from the date of expired permit issuance or last required inspection approval, whichever occurred last, has not exceeded one and one-half years. Permit fees, in addition to issuance fees, for the remaining work shall be collected for all permits that do not meet the preceding criteria.

All work to be performed under the new permit must be done in accordance with the Building Code in effect on the date of issuance of the new permit.

**107.7 Permit Suspension or Revocation.** The building official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit was issued in error or on the basis of incorrect information supplied, or in violation of any other laws, ordinances or regulations or any of the provisions of this Code.

The building official may also, in writing, withhold inspections, suspend or revoke a permit where work is being done in violation of this Code, where work is being done in violation of the approved plans, where work is being concealed without approval from the building official, or where work is not in accordance with the direction of the building official.

For additional provisions applicable to grading, see Appendix J.

**107.8 Cancellation of Permit by Applicant.** If no portion of the work or construction covered by a permit issued by the building official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been commenced, the person to

whom such permit has been issued may deliver such permit to the building official with a request that such permit be cancelled. Only the person to whom such permit was issued may request cancellation of the permit. The building official shall thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit shall be null and void and of no effect. All fees except for issuance fees shall be returned to the applicant.

For additional provisions applicable to grading, see Appendix J.

### **107.9 Transfer of Permit by Applicant.**

**107.9.1 No Inspection Performed.** When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

**107.9.2 One or More Inspection Performed.** Permits may be transferred to any individual upon completion of a new application. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

**107.9.3 Permit Duration Remains Unchanged.** Transfer of a permit shall be considered a continuation of the previous permit when determining the permit's duration, and shall in no way extend the duration of the preceding permit.

- p. Section 108 is deleted.
- q. Section 109 is amended in its entirety to read:

### **SECTION 109 USE AND OCCUPANCY**

**109.1 General.** No building, structure or premises, or portion thereof, shall be used or occupied, and no change in the existing occupancy classification of a building, structure or premises, or portion thereof, shall be made until the building official has approved the building, structure or premises or portion thereof for such use or occupancy and until all permits have been approved or a temporary certificate of completed construction has been issued.

Upon final of a building permit and at the request of the applicant, a certificate of completed construction shall be issued by the building official for any structure that is ready to occupy.

Approval of a building, structure or premises, or portion thereof, for use or occupancy (including, but not limited to, final inspection approval and/or issuance of a certificate of



completed construction or issuance of a temporary certificate of completed construction) shall not be construed as approval of a violation of the provisions of this Code, relevant laws, ordinances, rules and/or regulations. Approvals presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and/or regulations are not valid.

The building official may, in writing, suspend or revoke any such approvals or certificates whenever the building official determines that the approval or certificate was issued in error, or on the basis of incorrect information supplied, or when it is determined that the building, structure or premises, or portion thereof, is in violation of any provision of this Code, relevant laws, ordinances, rules and/or regulations. Any certificate of completed construction or temporary certificate of completed construction so issued shall be surrendered upon request of the building official.

**109.2 Unpermitted Structures.** No person shall own, use, occupy or maintain any unpermitted structure.

**109.3 Change in Use.** Changes in the character or use of a building shall not be made except as specified in Section 3406 of this Code.

**109.4 Issuance of a Certificate of Completed Construction.** When the building, structure or premises, or portion thereof, has passed final inspection, and when the building, structure or premises complies with this Code, relevant laws, ordinances, rules and regulations, and the required fees have been paid, the building official, upon request of the applicant, shall issue a certificate of completed construction, which shall contain the following:

1. The building permit number.
  2. The address of the building or structure.
  3. A description of that portion of the building for which the certificate is issued.
  4. A statement that the described portion of the building was inspected and found to comply with the requirements of this Code, relevant laws, ordinances, rules and regulations for the group and division of occupancy and the use for which the proposed occupancy is classified.
  5. The date the permit was approved.
  6. Any other information deemed necessary by the building official.
- For additional provisions applicable to grading, see Appendix J.

**109.5 Issuance of a Temporary Certificate of Completed Construction.** If the building official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, the building official may issue a temporary certificate of completed construction for the use of a portion or portions of a building, structure or premises, prior to the completion of the entire building, structure or premises, or portion thereof.

Such temporary certificate of completed construction shall be valid for a period of time to be specified by the building official. Upon request of the owner or permittee, the building official may, in writing, extend the temporary certificate of completed construction when it is determined that the circumstances so warrant. After the expiration of a temporary certificate of completed construction and any extension(s) thereof, the building, structure or premises, or portion thereof, shall not be used or occupied until the building official has approved the building for such use or occupancy.

**109.6 Posting.** The certificate of completed construction shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

**Exception:** Group R-3, and Group U Occupancies.

**109.6.1 Live Load Posted.** In new construction, a durable sign that indicates the "live load" shall be required in commercial or industrial buildings where the floor or roof or portion thereof is or has been designed with a live load that exceeds 50 psf. The live load sign shall be posted on that part of each story or roof to which it applies, in a conspicuous place. The live load sign shall be posted as a condition precedent to the issuance of a certificate of completed construction certificate. It shall be unlawful to remove or deface any such sign

**109.7 Continued Use of Unpermitted and/or Noncomplying Conditions.** When deemed appropriate by the building official, a certificate of continued use of unpermitted and/or noncomplying condition(s) may be issued. The certificate shall not be issued until documentation, satisfactory to the building official, has been provided indicating that 1) the unpermitted and/or noncomplying condition(s) were not created by the current owner, and 2) that the current owner had no knowledge that the conditions were unpermitted and/or noncomplying at the time of purchase.

An application shall be completed that states 1) that the continued use of the existing unpermitted construction and/or noncomplying conditions is permitted by the City only with the owner's understanding that the City in no way assumes responsibility for the method of construction or the materials used; and 2) that it is further understood that this application for continued use is not to be construed as being equivalent in any way to a building permit.

An inspection shall then be made by the building official. Where necessary, permits shall be issued to correct any conditions deemed to pose a potential threat to life, limb or property. Once the inspection(s) have been made; all necessary permits have been obtained, inspected and approved; and all obvious potential threats to life, limb or property have been corrected, the building official may approve the application for unpermitted construction and or noncomplying condition(s). When approved by the building official, conditions deemed not to pose a potential threat to life, limb or property may be permitted to remain.

- r. A new section 114 is added to read:

## **SECTION 114 FACTORY-BUILT HOUSING**

**114.1.** Plans shall be submitted for plan review for all field-built portions of factory-built structures that clearly describe all work to be done at the site, including connection and/or anchorage of the factory-built structure to the field-built foundation and connection of utilities. Plans shall indicate compliance with this Code, relevant laws, ordinances, rules and regulations for all work that is to be done at the site.

- s. A new section 115 is added to read:

## **SECTION 115 FEES**

**115.1** Plan review fees shall be equal to 85 percent of the permit fees, and permit fees shall be as adopted by separate resolution and/or ordinance.

The determination of value or valuation under any of the provisions of this code shall be made by the building official. The valuation to be used in computing the permit and plan check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire protection systems and any other permanent work or permanent equipment.

Plan checking fees shall be paid at the time of plan review submittal. In addition to the aforementioned fees, the building official may require additional charges for review required by changes, additions or revisions of approved plans or reports, and for services beyond the first and second check due to changes, omissions or errors the part of the applicant.

Permit fees shall be paid at the time of permit issuance.

- t. A new section 116 is added to read:

**116.1 Permit Refunds.** In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such permit shall have been cancelled as provided for in Section 107.8, the permittee may submit a written request to the building official requesting a refund of permit fees. Permit fees may be refunded to the permit applicant, but permit issuance fees shall not. The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the permit applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

**116.2 Plan Check Refunds.** No portion of the plan checking fee shall be refunded, unless no review has been performed, in which case 90 percent of the plan checking fee

shall be refunded.

- u. A new section 117 is added to read:

## **SECTION 117 INSPECTIONS.**

**117.1 General.** All construction or work for which a permit is required shall be subject to inspection by the building official, and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official. In addition to the inspections required to be made by the building official, certain types of construction shall have continuous inspection as specified in Chapter 17. Special inspections made in accordance with Chapter 17 shall not relieve the permit applicant of the responsibility to have the work inspected and approved by the building official. Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations. Inspections presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

It shall be the duty of the permit applicant to provide access for the inspector to the area of work. Access may include, but shall not be limited to, ladders, scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, but shall not be limited to, handrails, guardrails and safety harnesses. All components of the access path shall be securely anchored in place. The building inspector shall have the right to refuse to make any inspection in an area that does not have an access path deemed safe for use by said building inspector. It shall be the duty of the permit applicant to make any necessary improvements to the access path to allow inspection by the building inspector.

It shall be the duty of the permit applicant to protect all existing construction from damage caused during inspection. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material damaged during the course of inspection.

For additional provisions applicable to grading, see Appendix J.

**117.2 Inspection Requests.** It shall be the duty of the permit holder to notify the building official that work authorized by a permit is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.

It shall be the duty of the person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations to provide access to and means for inspection of such work.

For additional provisions applicable to grading, see Appendix J.

**117.3 Inspection Record Card.** When deemed necessary by the building official, work requiring a permit shall not be commenced until the applicant has posted or otherwise made available an inspection record card so as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall continue to be posted or otherwise made available by the permit holder until final approval of the permit has been granted by the building official.  
For additional provisions applicable to grading, see Appendix J.

**117.4 Work Ready For Inspection.**

**117.4.1 General.** Upon notification from the applicant that the work for which there is a valid permit is ready for inspection, the building official shall be allowed to make all applicable inspections specified in this Code, on the inspection record card and any additional inspections required by the building official.

No work shall be approved by the building official that was not completely verified.

Partial or spot inspections shall not be performed by the building official, nor shall partial or spot inspection be used as a justification for approving any required inspection.

Inspection by a special inspector shall not be made in-lieu of any inspections required to be made by the building official.

For additional provisions applicable to grading, see Appendix J.

**117.4.2 Minimum Inspection Requirements.** The following inspections shall not be requested until the associated requirements have been satisfied.

1. Foundation inspection: Shall not be requested until all trenches are excavated and forms erected, any required reinforcing steel is in place, and when all materials for the foundation are delivered to the job. All holdown hardware shall be securely installed in place. Where concrete from a central mixing plant (commonly termed "transit mixed") is to be used, materials need not be on the job.

Where any fill more than 8 inches in depth is placed, and/or where required by the building official or the soils engineer, compaction tests shall be submitted to the building official prior to requesting inspection.

Where required by the soils engineer, foundation trenching shall be reviewed and approved by the soils engineer prior to requesting inspection.

2. Concrete slab or under-floor inspection: Shall not be requested until all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is poured and/or floor sheathing installed, including the subfloor.

3. Floor sheathing inspection: Floor sheathing inspection shall not be requested until all sheathing is in place; all diaphragm nailing is complete; and all diaphragm ties, chords and/or drag struts have been installed. No walls shall be erected above the floor sheathing.
4. Roof sheathing inspection: Roof sheathing inspection shall not be requested until all sheathing is in place; all diaphragm nailing is complete; and all diaphragm ties, chords and/or drag struts have been installed. No portion of the roof sheathing shall be covered by crickets or similar construction.
5. Frame inspection: Shall not be requested until after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys, vents and all rough electrical, plumbing and mechanical work are complete. Roof coverings shall not be installed.
6. Lath inspection and/or wallboard: Shall not be requested until after all lathing and/or wallboard, interior and exterior, is in place, but before any plastering is applied or before wallboard joints and fasteners are taped and finished.
7. Final inspection: Shall not be requested until after finish grading and the building is completed and is ready for occupancy.
8. Other Inspections: In addition to the inspections specified above, the building official shall be allowed to make all applicable inspections specified on the Inspection Record card. The building official may also make or require any other inspections of any construction work to ascertain compliance with the provisions of this Code, relevant laws, ordinances, rules and regulations that are enforced by the building official.

For the purpose of determining compliance with Section 3403.7, the building official may cause any structure to be reinspected.

For additional provisions applicable to grading, see Appendix J.

### **117.5 Provisions for Special Inspection.**

**117.5.1 When Required.** In addition to the inspections required elsewhere in this section, the owner shall employ one or more special inspectors, who shall provide inspections during construction on the types of work listed under Chapter 17. The special inspector may be employed either directly or through the architect or engineering firm in charge of the design of the structure, or through an independent inspection test firm approved by the building official.

**Exception:** The building official may waive the requirement for the employment of a special inspector if the construction is of a minor nature.

**117.5.2 Identification of Work.** When special inspection is required by Section 117.5.1, the architect or engineer of record shall identify on the plans all work that is required to have special inspection.

Where the special inspection method(s) to be employed are not specified elsewhere in this Code, relevant laws, ordinances, rules and/or regulations, the architect or engineer of

record shall prepare an inspection program that shall be submitted to and approved by the building official prior to building permit issuance.

The special inspector(s) may be employed by the owner, the engineer or architect of record, or an agent of the owner, but shall not be employed by the contractor, the contractor's employees, representatives or agents of the contractor, or any other person performing the work.

The architect or engineer of record shall identify, on forms provided by the City, the individual(s) and/or firm(s) who are to perform any required special inspection, and where an inspection program is required by this section, shall specify the special inspection duties of the special inspector(s).

**117.5.3 Qualifications, Requirements and Duties of the Special Inspector.** The special inspector shall be approved by the building official prior to performing any inspection duties. The special inspector shall complete an application form provided by the City and shall submit documentation satisfactory to the building official that the special inspector is qualified to make the special inspection(s) for which application is made. The building official shall have the right to administer a written or verbal examination as deemed appropriate by the building official to verify that the special inspector is qualified to perform the inspection duties for which application is made. A special inspector who fails to pass the examination administered by the building official shall be required to wait a minimum of seven (7) days before submitting a new application to provide special inspection within the City.

The building official shall not be required to accept any documentation provided by a special inspector who was not approved by the building official prior to performing inspection duties. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material(s) or work installed, constructed or placed under the review of a special inspector who was not approved by the building official.

Failure to be approved by the building official prior to performing any special inspection duties may be considered by the building official as a failure to perform properly and shall allow the building official to refuse to allow the special inspector to perform inspection within the City.

The special inspector shall observe the work assigned for conformance with the approved design drawings.

The special inspector shall furnish inspection reports to the building official. All observed discrepancies shall be brought to the immediate attention of the contractor for correction, then if uncorrected, to the proper design authority and to the building official.

The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and the applicable workmanship provisions of this Code.

The building official shall have the right to reject any work performed under the review of a special inspector where the work performed fails to meet the minimum requirements of this Code, relevant laws, ordinances, rules and regulations. Regardless of the

information communicated between the permit applicant and the special inspector, all work shall comply with the approved plans and this Code, relevant laws, ordinances, rules and regulations.

Upon evidence, satisfactory to the building official, of the failure of a special inspector to perform properly and effectively the duties of said office, the building official may revoke, suspend or refuse to allow the special inspector to perform inspection on sites within the City. Prior to such action, the holder shall be given an opportunity to appear before the building official and be heard.

**117.6 Provisions for Structural Observation.** When structural observation is required in accordance with the requirements of Chapter 17, the engineer or architect of record shall indicate on the plans what work is required to be observed by the engineer or architect responsible for the structural design, or the engineer or architect responsible for the structural design shall prepare an inspection program and shall name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. The inspection program shall include samples of inspection reports and provide time limits for the submission of observation reports. The program shall be submitted to and approved by the building official prior to building permit issuance.

When required by the engineer or architect responsible for the structural design or the building official, the owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer or architect responsible for the structural design, to perform structural observation as defined in Section 202.

When deemed appropriate by the engineer or architect responsible for the structural design, the owner or owner's representative shall coordinate and call a preconstruction meeting between the engineer or architect responsible for the structural design, the structural observer, the contractor, the affected subcontractors and the special inspector(s). The structural observer shall preside over the meeting. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load systems of the structure and to review scheduling of the required observations. A record of the meeting shall be submitted to the building official.

All observed discrepancies shall be brought to the immediate attention of the engineer or architect responsible for the structural design and the contractor for correction; then if unresolved, to the building official. The structural observer shall submit to the building official a written statement at each significant construction stage stating that the required site visits have been made and identifying any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved.

The structural observer shall submit a final signed report stating that the work requiring structural observation was, to the best of the observer's knowledge, in conformance with the approved plans and the applicable workmanship provisions of this Code.



**117.7 Required Approvals.** No work shall be done on any part of the building structure or premises beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate in writing that the work appears to comply as completed, or shall notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules and/or regulations. Any work that does not comply shall be corrected and such work shall not be covered or concealed until authorized by the building official.

There shall be a final inspection and approval of all work when completed and ready for occupancy.

For additional provisions applicable to grading, see Appendix J.

**117.8 Site Requirements.** A survey of the lot may be required by the building official to verify compliance of the structure with the approved plans.

**117.9 Noninspected Work.** No person shall own, use, occupy or maintain any structure on which noninspected work has been performed.

**117.10 Utility Release.** When deemed appropriate by the building official, gas and electric utilities may be released. Release of either utility may be done prior to building final for testing and inspection purposes. The building official shall retain the right to revoke the release of either utility for just cause, and may have either utility disconnected at the earliest availability of the utility purveyor.

Attempting to occupy prior to issuance of a certificate of completed construction, whether temporary or final, may be considered as just cause by the building official, and may result in disconnection of the utilities.

**117.11 Authority to Disconnect Electric Utility.** The building official is hereby empowered to disconnect or to order in writing the discontinuance of electric utility service to buildings, structures or premises, or portions thereof, or wiring, devices or materials installed without permit or found to be a hazard to life, health and/or property. The building official shall have the power to disconnect or to order in writing the discontinuance of electric utility service as a means of preventing, restraining, correcting or abating any violation of this Code, relevant laws, ordinances, rules or regulations. The electrical service shall remain disconnected or electrical utility service shall remain discontinued until the Code violation has been abated to the satisfaction of the building official, or until the installation of such wiring, devices or materials have been made safe as directed by the building official; or until a permit has been issued and the work has been inspected and approved by the building official.

**117.12 Authority to Disconnect Gas Utility.** The building official is hereby empowered to disconnect or to order in writing the discontinuance of gas utility service to buildings,

structures, premises, appliances, devices or materials installed without permit or found to be a hazard to life, health and/or property.

The building official shall have the power to disconnect or to order in writing the discontinuance of gas utility service as a means of preventing, restraining, correcting or abating any violation of this Code, relevant laws, ordinances, rules or regulations

The gas service shall remain disconnected or gas utility service shall remain discontinued until the Code violation has been abated to the satisfaction of the building official, or until the installation of such appliances, devices or materials has been made safe as directed by the building official; or until a permit has been issued and the work has been inspected and approved by the building official.

- v. Section 903 of the Los Angeles County Building Code is deleted in its entirety and replaced with Section 903 of California Fire Code as adopted and amended by City of Alhambra Municipal Code Title XIX, FIRE
- w. A new Section 3301.3 is added to read:

### **3301.3 On-Site Fencing During Construction.**

**3301.3.1 General.** A fence shall be provided any time grading, demolition, or construction work requiring a grading or building permit is performed. The fence shall totally enclose the perimeter of all property. Locking gates may be provided at any location.

#### **Exceptions:**

- 1) When approved by the building official, a fence need not enclose residential property when at least one dwelling is continuously occupied. Approval not to fence the property may be revoked in writing by the building official if the property is found to be unoccupied for any length of time. For the purposes of this exception, continuously occupied is not intended to imply that the occupants must be continuously present.
- 2) When approved by the building official, the fence may enclose areas other than the perimeter of the property.

**3301.3.2 Fence Construction.** The fence shall be 6 feet in height measured from adjacent grade on the exterior side of the fence, and constructed from chain link, lumber, masonry or other approved materials. The fence shall be self-supporting and shall not incorporate structures or fencing on adjacent property without written approval of the adjacent property owner.

**3301.3.3 Duration of Fencing.** The fence shall be erected prior to the start of any grading, demolition, or construction work and shall remain in place until the work for which a grading or building permit is required has been completed.

#### **Exceptions:**

- 1) All or portions of the fence may be removed daily during construction so long as the property is continuously occupied, and all portions of the removed fence are replaced prior to the property being unoccupied.
- 2) When approved by the building official, the fence may be removed prior to completion of the grading, demolition, or construction work, if the property is determined by the building official to no longer provide an unsafe or hazardous condition.

**3301.3.4 Failure to Comply.** If the property is found unfenced and the building official determines that an unsafe or hazardous condition exists, the City may take action to correct the noncomplying condition by providing the required fence. The building official may then issue a notice to stop work until all fees incurred by the City to properly fence the property have been recovered. If such fees have not been recovered by the City within 30 days, the City may take action to recover the costs in accordance with the requirements of this Code.

- x. Section 9903.2 is amended to read:

**9903.2** Any unfinished building or structure that has been in the course of construction for an unreasonable period of time, and where the appearance and other conditions of said unfinished building or structure are such that the unfinished structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood, or is otherwise a nuisance, shall be deemed and hereby is declared a substandard building.

For the purposes of this Section, an unreasonable period of time shall be defined as eighteen (18) months for residential construction or construction located in a Residential Zone, and thirty-six (36) months for all other construction. For the purpose of the Section, residential construction shall also include detached garages and similar accessory structures that serve a residential structure or are located within a Residential Zone.

- y.a Section J103.5 is amended in its entirety to read:

**J 103.5 Grading Fees.** Fees shall be assessed in accordance with the provisions of this section. The amount of the fees shall be as specified in Section 115 of this code.

**J 103.5.1 Plan Review Fees.** When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. For excavation and fill on the same site, the fee shall be based on the total volume of excavation and fill.

**J 103.5.2 Permit Fees.** A fee for each grading permit shall be paid to the Building Official at the time of issuance of the permit. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code.

- y-b. Section J 103.6 is amended in its entirety to read:  
**J 103.6 Compliance with Zoning Code.** The building official may refuse to issue a grading permit for work on a site if either the proposed grading or the proposed land use for the site shown on the grading plan application does not comply with the provisions of “Planning and Zoning” of the City of Alhambra Municipal Code.
- y-c. Section J105.12 is amended in its entirety to read:  
**J105.12 Completion of work.** Upon completion of the rough grading work and at the final completion of the work, the following reports and drawings and supplements thereto are required for engineered grading or when professional inspection is otherwise required by the Building Official:
1. A certification by the Field Engineer that to the best of his or her knowledge, the work within the Field Engineer’s area of responsibility was done in accordance with the final approved grading plan.
  2. A report prepared by the Soils Engineer retained to provide such services in accordance with Section J105.4, including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report. The report shall include a certification by the Soils Engineer that to the best of his or her knowledge, the work within the Soils Engineer’s area of responsibility is in accordance with the approved Soils Engineering report and applicable provisions of this chapter. The report shall contain a finding regarding the safety of the completed grading and any proposed structures against hazard from landslide, settlement, or slippage.
  3. A report prepared by the Engineering Geologist retained to provide such services in accordance with Section J105.5, including a final description of the geology of the site and any new information disclosed during the grading and the effect of such new information, if any, on the recommendations incorporated in the approved grading plan. The report shall contain a certification by the Engineering Geologist that, to the best of his or her knowledge, the work within the Engineering Geologist’s area of responsibility is in accordance with the approved engineering geology report and applicable provisions of this Chapter. The report shall contain a finding regarding the safety of the completed grading and any proposed structures against hazard from landslide, settlement, or slippage. The report shall contain a final as-built geologic map and cross-sections depicting all the information collected prior to and during grading,
  4. The grading contractor shall certify, on a form prescribed by the building official that the grading conforms to the approved plans and specifications.

**SECTION TWO: Findings of local conditions.** The Alhambra City Council hereby finds, determines and declares that those certain amendments to the State Code made by the County of Los Angeles are appropriate and necessary to meet local conditions existing in the City of Alhambra, and this Council hereby further finds, determines and declares that each such change is required for the protection of the public safety and is reasonably necessary because of local climatic, geological conditions.

**SECTION THREE: Continuation of existing law.** Where they are substantially the same as existing law, the provisions of the City of Alhambra Building Code shall be considered continuations of existing law and shall not be considered new enactments.

**SECTION FOUR: Maintenance and distribution of code.** Not less than one copy of the City of Alhambra Building Code, duly certified by the City Clerk, shall be kept on file in the office of the City Clerk for examination and use by the public. Amendments to this code shall be noted by ordinance number on the appropriate pages of such code of this code and one complete file of amendatory ordinances, indexed for ready reference, shall be maintained in the office of the City Clerk for use and examination by the public. Distribution or sale of additional copies of this code shall be made as directed by the City Council. In addition, one copy of said City of Alhambra Building Code may likewise be maintained by the Director of Development Services for examination and use by the public.

**SECTION FIVE: Catchlines of sections.** The catchlines of the several sections of this code printed in boldface type are intended as mere catchwords to indicate the contents of the section and shall not be deemed or taken to be titles of such sections; nor as any part of the section, nor, unless expressly so provided, shall they be so deemed when any of such sections, including the catchlines, are amended or reenacted.

**SECTION SIX: Severability of provisions.** If any section, subsection, sentence, clause, phrase or portion of this ordinance and/or the code adopted thereby is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Alhambra City Council hereby declares that it would have adopted this ordinance and the code adopted thereby and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions thereof may be declared invalid or unconstitutional.

**SECTION SEVEN: Certification and publication.** The ordinance shall take effect thirty (30) days after its final passage and within (5) days after its passage, the City Clerk of the City of Alhambra shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and the Building Official shall cause the same to be filed with the California Building Standards Commission. And within (15) days after its passage, the City Clerk shall certify to the adoption of this ordinance and shall cause a summary of same to be published once in a newspaper of general circulation within the City of Alhambra.

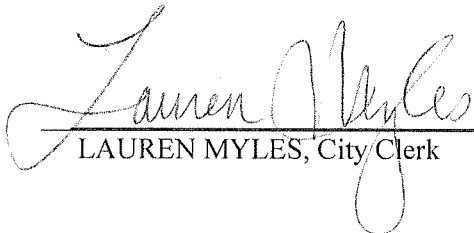
Signed and approved this 13th day of December, 2010.

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GARY YAMAUCHI, Mayor

ATTEST:

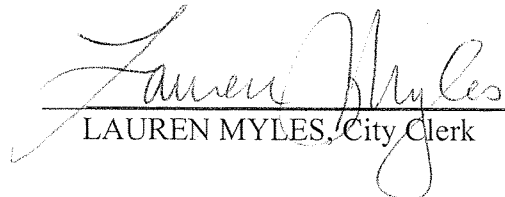
  

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LAUREN MYLES, City Clerk

**I HEREBY CERTIFY** that the above and foregoing ordinance was duly passed and adopted by the Alhambra City Council at its regular meeting held on the 13th day of December, by the following vote, to wit:

AYES: SHAM, MESSINA, PLACIDO, AYALA, YAMAUCHI  
NOES: NONE  
ABSENT: NONE

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LAUREN MYLES, City Clerk

ALH O2M10-4563  
BUILDING CODE  
20.05

Page 32

**PUBLIC NOTICE OF ADOPTION OF ORDINANCE**  
**CITY OF ALHAMBRA**  
**ORDINANCE NO O2M10-4563**

**NOTICE IS HEREBY GIVEN** that on December 13th, 2010, the City Council of the City of Alhambra adopted, after a public hearing, Ordinance No O2M10-4563, entitled:

**AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL  
AMENDING THE ALHAMBRA MUNICIPAL CODE BY  
MODIFYING TITLE 20 THEREOF ADOPTING BY REFERENCE  
THE 2011 LOS ANGELES COUNTY CODE, TITLE 26,  
BUILDING CODE, WITH CERTAIN AMENDMENTS,  
ADDITIONS AND DELETIONS THERETO**

The purpose of this ordinance is to adopt by reference and amend that certain ordinance of the County of Los Angeles which adopted by reference California Code of Regulations, Title 24, Part 2 and Part 10 - 2010 California Building Code and which made amendments, additions, and deletions thereto. Therefore, Ordinance No. O2M10-4563 amends the Alhambra Municipal Code by repealing there from Sections 20.05.010 and 20.05.020 and substituting new Sections in lieu thereof,

A certified copy of the full text of Ordinance No O2M10-4563 is available for review in the Office of the City Clerk, City of Alhambra, 111 South First Street, Alhambra, California.

LAUREN MYLES, City Clerk

PUBLISH: December 17, 2010  
ORDINANCE NO. O2M10-4563  
FILE NO N2M10-137

**ORIGINAL**

**ORDINANCE NO. 02M10-4565**

**AN ORDINANCE OF THE ALHAMBRA CITY  
COUNCIL AMENDING THE ALHAMBRA  
MUNICIPAL CODE BY MODIFYING TITLE 20  
THEREOF ADOPTING BY REFERENCE THE 2011  
LOS ANGELES COUNTY CODE, TITLE 27,  
ELECTRICAL CODE, WITH CERTAIN  
AMENDMENTS, ADDITIONS AND DELETIONS  
THERE TO**

**THE ALHAMBRA CITY COUNCIL DOES ORDAIN AS FOLLOWS:**

**SECTION ONE:** The purpose of this ordinance is to adopt by reference and amend that certain ordinance of the County of Los Angeles which adopted by reference California Code of Regulations, Title 24, Part 3 - 2010 California Electrical Code and which makes amendments, additions and deletions thereto. Therefore, the Alhambra Municipal Code is hereby amended by repealing Sections 20.09.010 and 20.09.020 from Chapter 20.09 and substituting new Sections in lieu thereof, all to read as follows:

**TITLE 20**

**BUILDINGS AND CONSTRUCTION**

**CHAPTER 20.09**

**ELECTRICAL CODE**

**Section 20.09.010 LOS ANGELES COUNTY CODE, TITLE 27,  
ELECTRICAL CODE**

Los Angeles County Electrical Code and Appendices A, B, C, D, E, F, G and H of Title 27, Los Angeles County Electrical Code, as amended and in effect on or before January 1, 2011, adopting the 2010 California Electrical Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Alhambra Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except that those certain sections thereof which are necessary to meet local conditions, as hereinafter set forth in 20.09.020 of this code, are hereby repealed, added or amended to read as set forth therein.



In accordance with Section 50022.6 of the California Government Code, not less than one copy of said Title 27 of the Los Angeles County Code together with any and all amendments thereto proposed by the City of Alhambra, has been and is now filed in the office of the Development Services Department, shall be remain on file with the Building Official, shall collectively be known as the *City of Alhambra Electrical Code* and may be cited as Chapter 20.09 of the Alhambra Municipal Code.

**Section 20.09.020 ELECTRICAL CODE SECTIONS MODIFIED**

Articles 80, 81, 82, 83 and 84 of Title 27 of the Los Angeles County Code (the 2011 Los Angeles County Electrical Code) adopted by reference as the Electrical Code of the City of Alhambra, are hereby amended, deleted or added as follows:

- a. Section 80-1 is amended in its entirety to read:  
**SEC. 80-1. Title.** Title XX Building and Construction, Chapter 20.09 of the City of Alhambra Municipal Code shall be known as the Electrical Code of the City of Alhambra, may be cited as such, and will be referred to herein as “these regulations” or “these building standards “or “this Code.”
- b. Section 80-1.5 is deleted.
- c. Section 80-2 is amended in its entirety to read:  
**SEC. 80-2. Purpose and Intent.** The purpose of this Code is to provide minimum standards to preserve the public peace, health and safety by regulating the design, construction, installation, quality of materials, location, operation and maintenance of electrical systems, equipment and appliances as specifically set forth herein. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.  
The Codes adopted by the City shall not be construed to hold the City or any officer, employee or agent thereof responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or nonissuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the provisions of this Code, the City does not intend to impose on itself, its employees or agents, any mandatory duties of care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.  
This section is declaratory of existing law and is not to be construed as suggesting that such was not the purpose and intent of previous Code adoptions.
- d. Section 80-3 is amended in its entirety to read:  
**SEC. 80-3 Scope.** The provisions of this Code shall apply to the erection, alteration, installation, repair, movement, improvement, removal connection or conversion of any

electrical equipment and/or appliances or any other electrical work regulated by this Code within the City.

**Exception:** The provisions of this Code shall not apply to public utilities; or to electrical wiring for street lighting or traffic signals located primarily in a public way; or to mechanical equipment not specifically regulated in this Code. The provisions of this Code shall not apply to any electrical work performed by or for any electrical corporation, telephone corporation, telegraph corporation, railroad corporation or street railroad corporation on or with any electrical equipment owned or controlled and operated, or used by and for the exclusive benefit of, such corporation in the conduit of its business as a public utility, or to any other work that any such corporation may be entitled by law to perform without payment of any local tax; but all provisions of this Code shall apply insofar as they may consistently with the above be applicable to all other electrical work performed by or for any such corporation.

The terms "electrical corporation," "telephone corporation," "railroad corporation," and "street railroad corporation" are herein used as said terms are respectively defined in the Public Utility Code of the State of California; and such terms shall also be deemed to include similar utilities that are municipally or governmentally owned and operated.

Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

- e. Sections 80-4 through 80-7, and 80-10 are deleted.
- f. The following definitions are amended to Section 80-11.

**BOARD OF SUPERVISORS** shall mean the City of Alhambra City Council.

**BUILDING DIVISION or BUILDING DEPARTMENT** shall mean the Building Division of the City Development Services Department.

**BUILDING OFFICIAL** shall mean the Director of the Development Services Department or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.

**CHIEF ELECTRICAL INSPECTOR** shall mean the building official.

**HOMEOWNER**, for the purposes of a permit, is the owner of a single-family residence, including common accessory and minor poultry, animal or agricultural buildings where there is not more than one dwelling unit on the property. The dwelling shall also be occupied by the owner.

**NONINSPECTED WORK** shall mean any erection, alteration, installation, repair, movement, improvement, removal, connection or conversion of any electrical equipment and/or appliances or any other electrical work regulated by this Code within the City without first obtaining inspection by and approval of the building official.

- g. Section 80-12 is added to read as follows:

**SEC. 80-12 VIOLATIONS AND PENALTIES**

**Compliance with Codes.** It shall be unlawful for a person to erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

**Violation.** It shall be unlawful for any person to own, use, occupy or maintain any equipment or appliance, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

**Penalty.** Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted. Upon conviction of any such violation, such person shall be punishable by a fine of not more than \$1,000 or by imprisonment for not more than six months, or by both such fine and imprisonment. The provisions of this section are in addition to and independent of any other sanctions, penalties or costs that are or may be imposed for a violation of any of the provisions of this Code.

**Work without Permit.** Whenever any work has been commenced without a permit as required by the provisions of Section 81-2(a), a special investigation shall be made prior to the issuance of the permit. An investigation fee shall be collected for each permit so investigated. The investigation fee shall be as specified by ordinance or resolution. The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

**Noncompliance Fee.** If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, then the building official shall have the authority to collect a noncompliance fee.

The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

- h. Section 80-13 is added to read as follows:

**SEC. 80-13 ORGANIZATION AND ENFORCEMENT**

**Building Division.** There is hereby established a division in the City Development Services Department to be known and designated as the *Building Division*.

**Powers and Duties of the building official.**

**General.** The building official is hereby authorized and directed to enforce all the provisions of this Code, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the building official shall have the powers of a law enforcement officer.

The building official shall have the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this Code.

**Guidelines and Policies.** The building official is authorized to make and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose of this Code.

**Deputies.** With the approval of the City Council, the building official may appoint such number of officers, inspectors and assistants, and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the Building Division.

**Right of entry.** Whenever it is necessary to make an inspection to enforce any of the provisions of or perform any duty imposed by this Code, relevant laws, ordinances, rules and/or regulations, or whenever the building official or an authorized representative has reasonable cause to believe that there exists in any building, structure or upon any premises any condition that makes such building, structure or premises hazardous, unsafe or dangerous for any reason specified in this Code, relevant laws, ordinances, rules and regulations, the building official or an authorized representative is hereby authorized to enter such premises at any reasonable time and to inspect the same and perform any duty imposed upon the building official by this Code, relevant laws, ordinances, rules and regulations, provided that (1) if such premises is occupied, the building official shall first present proper credentials to the occupant and request entry explaining the reasons therefore and (2) if such premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and request entry, explaining the reasons therefore. If such entry cannot be obtained because the owner or other person having charge or control of the premises cannot be found after due diligence, or if entry is refused, the building official or an authorized representative shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises.

Notwithstanding the foregoing, if the building official or an authorized representative has reasonable cause to believe that the building, structure or premises is so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the public health or safety, the building official shall have the right to immediately enter and inspect such premises and may use any reasonable means required to effect such entry and make such inspection, whether such premises is occupied or unoccupied and whether or not permission to inspect has been obtained. If the premises is occupied, the building official shall first present credentials to the occupant and demand entry, explaining the reasons therefore and the purpose of the inspection.

No person shall fail or refuse, after proper demand has been made upon such person as provided in this section, to promptly permit the building official or an authorized representative to make any inspection provided for by this Code. Any person violating this section shall be guilty of a misdemeanor and subject to the same penalties prescribed in Section 80-12(c).

**Stop Work Orders.** Whenever any electrical work is being done contrary to the provisions of this Code, or other pertinent laws or ordinances implemented through the enforcement of this Code, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

**Use violations.** Whenever any equipment or appliance or portion thereof is being used contrary to the provisions of this Code, the building official may order such use discontinued. Such person shall immediately discontinue the use. The use shall remain discontinued until the noncomplying condition has been corrected, and inspection and approval has been obtained from the building official. Permits shall be issued where required by this Code.

**Existing Equipment and Appliances.** Existing equipment and/or appliances lawfully installed prior to the effective date of this Code may have their existing use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and location and is not a hazard to life, health, or property.

**Dangerous Construction, Equipment and Appliances.** Whenever it is brought to the attention of the building official that any construction or equipment regulated by this Code is dangerous, unsafe, or a menace to life, health or property, or is in violation of this Code, the building official shall have the authority to make an investigation. The building official shall have the authority to order any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use of or maintenance thereof or to repair, alter, change, remove or demolish same, as he, in his/her discretion may consider necessary for the protection of life, health or property.

**Modifications.** Whenever there are practical difficulties involved in carrying out the provisions of this Code, the building official may grant modifications for individual cases, provided the building official shall first find that a special individual reason makes the strict letter of this Code, relevant laws, ordinances, rules and regulations impractical and that the modification is in conformity with the spirit and purpose of this Code, relevant laws, ordinances, rules and regulations and that such modification does not lessen any fire protection or other life safety related requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the City.

A written application for the granting of such modifications shall be submitted together with a filing fee established by separate fee resolution or ordinance.

**Alternate materials, design and methods of construction.** The provisions of this Code, relevant laws, ordinances, rules and regulations are not intended to prevent the use of any

material, design or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.

The building official may approve any such alternate, provided that he or she finds that the proposed design is satisfactory and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation.

The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.

A written application for use of an alternate material or method of construction shall be submitted together with a filing fee established by separate fee resolution or ordinance.

**Tests.** Whenever there is insufficient evidence of compliance with the provisions of this Code, relevant laws, ordinances, rules and/or regulations, or evidence that any equipment, appliance, material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate materials or methods of construction, the building official may require tests as proof of compliance to be made by an approved agency at the expense of the owner or the owner's agent.

Test methods shall be as specified by this Code, relevant laws, ordinances, rules and regulations for the material in question. If there are no appropriate test methods specified in this Code, the building official shall determine the test procedure.

**Cooperation of Other Officials.** The building official may request, and shall receive, so far as may be necessary in the discharge of his or her duties, the assistance and cooperation of other officials of the City.

**Service.** Whenever this chapter requires a notice to be served by personal service or by registered or certified mail, it shall be deemed a reasonable effort has been made to serve such notice when registered or certified letters have been mailed to the address of the interested party(s) as shown on the official record and on the record of the County Assessor. When an address is not so listed or contact cannot be made at the listed address, the service shall be by posting a copy of the notice on the building or structure or at the premises.

- i. Section 80-14 is added to read as follows:

**SEC. 80-14 Amendments to Ordinances.** Whenever any reference is made to any other ordinance, such reference shall be deemed to include all future amendments thereto.

- j. Section 80-15 is added to read as follows:

**SEC. 80-15 Appeals Boards.**

**Technical Interpretations Appeals Board.** When a request for an alternate material has been proposed by an applicant and denied by the building official, the applicant may appeal the building official's decision to the Technical Interpretations Appeals Board no later than 60 calendar days from the date of the action being appealed.

The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to electrical construction. Two members shall be practicing electrical engineers, two shall be competent electrical contractors, and one a lawyer, each

of whom shall have had at least 10 years experience in electrical design and/or construction or as a lawyer. The building official shall be an ex officio member and shall act as secretary to the board. The members of the board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

**Accessibility Appeals Board.** In order to conduct the hearings on written appeals regarding action taken by the building official concerning accessibility and to ratify certain exempting actions of the building official in enforcing the accessibility requirements of the California Code of Regulations, Title 24 (also known as the California Building Standards Code), and to serve as an advisor to the building official on disabled access matters, there shall be an accessibility appeals board consisting of five members. Two members of the appeals board shall be physically disabled persons, two members shall be persons experienced in construction, and one member shall be a public member. The building official shall be an ex officio member and shall act as secretary to the board. The members of the accessibility appeals board shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its actions. The board shall establish that the access matter under review is in conformity with the intent and purpose of California Code of Regulations, Title 24, and this Code. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith. The appeals board may approve or disapprove interpretations and enforcement actions taken by the building official. All such approvals or disapprovals for privately funded construction shall be final and conclusive as to the building official in the absence of fraud or prejudicial abuse of discretion.

**Limitations of Authority.** Neither the Technical Interpretations Appeals Board nor the Accessibility Appeals Board shall have authority relative to interpretation of the administrative portions of this Code, nor shall the board be empowered to waive requirements of this Code.

**Appeals Board Fees.** A filing fee established by separate fee resolution or ordinance shall be paid to the building official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section.

All requests to appeal determinations, orders or actions of the building official or to seek modifications of previous orders of the appeals boards shall be presented in writing.

- k. Article 81 is amended in its entirety to read:

**ARTICLE 81 ELECTRICAL PLAN AND PERMIT REQUIREMENTS**

**SEC. 81-1 Plan Check Requirements.**

**General.** When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans and, when deemed necessary by the building official, calculations, and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer registered by the State to practice as such. Only after the plans have been approved may the applicant apply for an electrical permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.

**Engineer of Record.** When it is required that documents be prepared by an engineer, the building official may require the owner to designate on the permit application an engineer who shall act as the engineer of record. If the circumstances require, the owner may designate a substitute engineer of record who shall perform all of the duties required of the original engineer of record. The building official shall be notified in writing by the owner if the engineer of record is changed or is unable to continue to perform the duties. The engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

**Plan Check Required.** Separate Electrical Code plan review is required for any of the following:

- (1) To verify compliance with State energy requirements when such information is not shown completely on the building plans;
- (2) Any installation of any equipment rated at 400 amperes or larger;
- (3) Any installation of a subpanel, switchboard or motor control center having a rating of 400 amperes or larger;
- (4) Any installation of a motor rated more than 10 HP;
- (5) Any installation of a transformer, generator, uninterruptable power supply (UPS), phase converter, capacitor, rectifier or other separately derived system;
- (6) Any installation of storage batteries;
- (7) Any installation of equipment rated above 600V;
- (8) All motion picture theaters;
- (9) Assembly rooms having an occupant load exceeding 500 occupants;
- (10) All gas stations, repair garages and similar locations classified as Hazardous in Chapter 5 of this Code;
- (11) Spray booths;
- (12) Installation of lighting fixtures weighing more than 300 pounds;
- (13) Installation of any illuminated sign;
- (14) Any installation in a building of Type I-A, Type II-A, Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.



Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of an electrical engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

**Information Required on Electrical Plans.** Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans shall give the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the electrical plans shall indicate the following:

- (1) A complete floor plan showing the location of the proposed service and all proposed subpanels, switchboards, panelboards and/or motor control centers. All required working space dimensions shall also be indicated where required by the building official;
- (2) A complete plan showing the layout, conductor size and insulation type for all proposed electric wiring in all parts of the building or structure;
- (3) A legend of all symbols used and a list of all abbreviations used;
- (4) A complete single line diagram with complete system grounding, water pipe bonding and other metal pipe bonding as required by the building official;
- (5) The location of all proposed outlet boxes for switches, lights, receptacles and similar devices in all parts of the building or structure;
- (6) The location, voltage and wattage or ampere rating for each noninductive piece of equipment;
- (7) The location, voltage and wattage or ampere rating for each transformer, capacitor, ballast, converter, frequency changer and/or similar equipment;
- (8) The location, voltage and horsepower rating for all motors, generators and similar equipment;
- (9) The horsepower rating for all disconnects protecting more than one motor or protecting any piece of HVAC equipment containing more than one motor;
- (10) Panel schedules for all proposed subpanels and similar equipment;
- (11) Lighting fixture schedule;
- (12) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where a penetration will be made for electrical and communication conduits, pipes and similar systems.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the building Type of Construction as defined in the City of Alhambra Building Code and the Electrical Code in effect on the date of plan check submittal.

**Deferred submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period.

Deferral of any submittal items shall have prior approval of the building official. The engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.

Submittal documents for deferred submittal items shall be submitted to the engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the intended design. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

**Expiration of Plan Check Applications.** Plan check applications for which no permit is issued within one year following the date of application shall expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be returned to the applicant or destroyed by the building official.

When requested in writing by the applicant prior to or not more than 90 days after the expiration of the plan check application, the building official may extend the time for action by the applicant. The time for action by the applicant shall not be extended beyond the effective date of a more current Code. Additional hourly fees for plan review shall also be paid to the building official for enforcement of any requirements that were subsequently amended to the Code in effect at the time the plan check extension is requested.

Once an application and any extension thereof has expired, the applicant shall resubmit plans and calculations and pay a new application fee.

**Retention of Plans.** One set of approved plans, calculations and reports shall be retained by the building official. Except as required by Section 19850 of the Health and Safety Code, the building official shall retain such set of the approved plans, calculations and reports for a period of not fewer than 90 days from date of completion of the work covered therein.

## **SEC. 81-2 Electrical Permit Requirements.**

**Electrical Permit Required.** No person shall erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, any electrical equipment without first obtaining an electrical permit from the building official.

The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

**Work Exempted From Electrical Permit.** An Electrical Permit shall not be required for the following:

- (1) Minor repair work, such as the replacement of lamps, switches, receptacle devices and sockets that were previously permitted and inspected under a valid electrical permit;
- (2) Connection of portable generators, portable motors, appliances, tools, power outlets and other portable equipment connected by means of a cord or cable having an attachment plug to a permanently installed receptacle that was previously permitted and inspected under a valid electrical permit;
- (3) Repair or replacement of overcurrent devices;
- (4) The wiring for temporary theater, motion picture or television stage sets;
- (5) The repair or replacement of ground, slab, floor or roof-mounted fixed motors or appliances of the same type and rating in the same location and that were previously permitted and inspected under a valid electrical permit. Note: Suspended or wall-mounted equipment may be exempted from electrical permit requirements only after documentation has been submitted to and reviewed by the building official for adequate seismic anchorage. Separate building permit(s) may be required;
- (6) That portion of electrical wiring, devices, appliances, apparatus, or equipment operating at fewer than 25 volts and not capable of supplying more than 50 watts of energy;
- (7) That portion of telephone, intercom, sound, alarm, control, communication and/or signal wiring that is not an integral part of an appliance, and which operates at 30 volts or less. **Note:** Separate permit may be required from the Fire Department;
- (8) Temporary decorative lighting that is not installed for more than 90 days;
- (9) The installation of temporary wiring for testing or experimental purposes within suitable facilities specifically approved by the building official for such use.

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of other laws or ordinances.

**Permit Applicant Requirements.** A permit shall only be issued to a licensed contractor.

**Exception:** A permit may be issued to a homeowner (See Section 80-11 for definition of a homeowner).

**Application for Permit.** To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the City for that purpose. Each such application shall:

- (1) Identify and describe the work to be covered by the permit for which application is made.
- (2) Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and definitely locate the proposed building or work.
- (3) Be accompanied by plans and calculations as required in Section 81-1.
- (4) Give such other information as reasonably may be required by the building official.

**Issuance.** The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

- (1) The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.
- (2) The fees specified by resolution or ordinance have been paid.
- (3) The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

Building official may refuse to issue a permit for temporary or permanent service when there is no apparent legally permitted use for the service. In determining whether a proposed use is legally permitted, the building official may consider not just the provisions of the Electrical Code but all applicable statutes, ordinances, rules and regulations.

When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the Code in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of any Federal, State, County, or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.

One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.

**Permit Validity.** The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use that it authorizes is lawful.

The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations or from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

**Expiration of Permit.** Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year after the date of the last required inspection approval by the building official, or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained.

Supplementary permit(s) shall not expire so long as the associated building permit remains active.

Where a new permit is issued to complete work previously started under an expired permit, no permit fees, except for issuance fees, will be collected provided 1) that no changes have been made or will be made in the original plans and calculations for such

work; 2) the Codes in effect on the issuance date of the new permit are the same as were in effect on the date the expired permit was issued; and 3) that the duration of time from the date of expired permit issuance or last required inspection approval, whichever occurred last, has not exceeded one and one-half years. Permit fees, in addition to issuance fees, for the remaining work shall be collected for all permits that do not meet the preceding criteria.

All work to be performed under the new permit must be done in accordance with the Code in effect on the date of issuance of the new permit.

**Permit Suspension or Revocation.** The building official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code.

The building official may also, in writing, withhold inspections, suspend or revoke a permit where work is being done in violation of this Code, where work is being done in violation of the approved plans, where work is being concealed without approval from the building official, or where work is not in accordance with the direction of the building official.

**Cancellation of Permit by Applicant.** If no portion of the work or construction covered by a permit issued by the building official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the building official with a request that such permit be cancelled. Only the person to whom such permit was issued may request cancellation of the permit. The building official shall thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit shall be null and void and of no effect. All fees except for issuance fees shall be returned to the applicant.

**Transfer of Permit by Applicant.**

**(1) No Inspection Performed.** When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

**(2) One or More Inspection Performed.** Permits may be transferred to any individual upon completion of a new application. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

**(3) Permit Duration Remains Unchanged.** Transfer of a permit shall be considered a continuation of the previous permit when determining the permit's duration, and shall in no way extend the duration of the preceding permit.

**SEC. 81-3 Fees.** All plan review and permit fees shall be as adopted by separate resolution and/or ordinance.

Plan checking fees shall be paid at the time of plan review submittal. Permit fees shall be paid at the time of permit issuance.

**SEC. 81-4 Permit Refunds.** In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such permit shall have been cancelled as provided for in Section 81-2(i), the permittee may submit a written request to the building official requesting a refund of permit fees. Permit fees may be refunded to the permit applicant, but permit issuance fees shall not. The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the permit applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

**SEC. 81-5. Plan Check Refunds.** No portion of the plan checking fee shall be refunded, unless no review has been performed, in which case 90 percent of the plan checking fee shall be refunded.

- I. Article 82 is amended in its entirety to read:

**ARTICLE 82 INSPECTIONS.**

**SEC. 82-1 General.** All new electrical work for which a permit is required shall be subject to inspection by the building official, and all such work shall remain accessible and exposed for inspection purposes until approved by the building official. All new electrical work, and such portions of existing systems as may be affected by new work, or any changes, shall be inspected by the building official to insure compliance with all the requirements of this Code, relevant laws, ordinances, rules or regulations.

No work shall be approved by the building official that was not completely verified.

Partial or spot inspections shall not be performed by the building official, nor shall partial or spot inspection be used as a justification for approving any required inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations.

Inspections presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

It shall be the duty of the permit applicant to provide access for the inspector to the area of work. Access may include, but shall not be limited to, ladders, scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, but shall not be limited to, handrails, guardrails and safety harnesses. All components of the access path shall be securely anchored in place. The building inspector shall have the right to refuse to make any inspection in an area that does not have an access path deemed safe for use by said

building inspector. It shall be the duty of the permit applicant to make any necessary improvements to the access path to allow inspection by the building inspector. It shall be the duty of the permit applicant to protect all existing construction from damage caused during inspection. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material damaged during the course of inspection.

**SEC. 82-2 Inspection Requests.** It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official. It shall be the duty of the person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations to provide access to and means for inspection of such work.

**SEC. 82-3 Special Inspections.** Special inspections may be required by the building official on work involving special hazards or conditions and on work requiring extensive, unusual or constant inspection. Special inspections, when necessary, shall be accomplished by the means set forth in the City of Alhambra Building Code.

**SEC. 82-4 Required Approvals.** No work shall be done beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate in writing that the work appears to comply as completed, or shall notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules and/or regulations. Any work that does not comply shall be corrected and such work shall not be covered or concealed until authorized by the building official.

There shall be a final inspection and approval of all work when completed and ready for occupancy.

**SEC. 82-5 Electrical Utility Release.** When deemed appropriate by the building official, electric utilities may be released. Release of electric utility may be done prior to building final for testing and inspection purposes. The building official shall retain the right to revoke the release of electric utility for just cause, and he or she may have the utility disconnected at the earliest availability of the utility purveyor.

Attempting to occupy prior to issuance of a certificate of completed construction, whether temporary or final, may be considered as just cause by the building official, and may result in disconnection of the utilities.

It shall be unlawful to energize or cause or permit to be energized any electrical wiring coming under the provisions of this Code, until such electrical wiring shall have been inspected and approved by the building official. Provided, however, that temporary permission may be given to furnish electric current to, or the use of electric current through any electrical wiring for a length of time not exceeding 30 days, or other reasonable period, if it appears to the building official that such electrical wiring may be used safely for such purpose, and that there exists an urgent necessity for such use.

**SEC. 82-6 Authority to Disconnect Electric Utility.** The building official is hereby empowered to disconnect or to order in writing the discontinuance of electric utility service to buildings, structures or premises, or portions thereof, or wiring, devices or materials installed without permit or found to be a hazard to life, health and/or property. The building official shall have the power to disconnect or to order in writing the discontinuance of electric utility service as a means of preventing, restraining, correcting or abating any violation of this Code, relevant laws, ordinances, rules or regulations. The electrical service shall remain disconnected or electrical utility service shall remain discontinued until the Code violation has been abated to the satisfaction of the building official, or until the installation of such wiring devices or materials has been made safe as directed by the building official; or until a permit has been issued and the work has been inspected and approved by the building official.

- m. Section 83-3 is deleted.
- n. Section 83-7 is amended in its entirety to read:  
**SEC. 83-7 Electrical Testing Certification.** Electrical testing certifications intended to meet the listing and labeling requirements of this Code will be accepted as complying with the requirements of this Code only when such certifications have been issued by either the City of Los Angeles or the County of Los Angeles.
- o. Section 83-8 is deleted.
- p. Article 84 is deleted.

**SECTION TWO: Findings of local conditions.** The Alhambra City Council hereby finds, determines and declares that those certain amendments to the State Code made by the County of Los Angeles are appropriate and necessary to meet local conditions existing in the City of Alhambra, and this Council hereby further finds, determines and declares that each such change is required for the protection of the public safety and is reasonably necessary because of local climatic, geological or topographical conditions.



**SECTION THREE: Continuation of existing law.** Where they are substantially the same as existing law, the provisions of the City of Alhambra Electrical Code shall be considered continuations of existing law and shall not be considered new enactments.

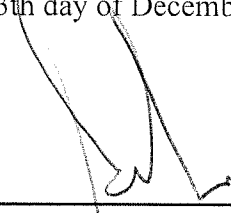
**SECTION FOUR: Maintenance and distribution of code.** Not less than one copy of the City of Alhambra Electrical Code, duly certified by the City Clerk, shall be kept on file in the office of the City Clerk for examination and use by the public. Amendments to this code shall be noted by ordinance number on the appropriate pages of such code of this code and one complete file of amendatory ordinances, indexed for ready reference, shall be maintained in the office of the City Clerk for use and examination by the public. Distribution or sale of additional copies of this code shall be made as directed by the City Council. In addition, one copy of said City of Alhambra Electrical Code may likewise be maintained by the Director of Development Services for examination and use by the public.

**SECTION FIVE: Catchlines of sections.** The catchlines of the several sections of this code printed in boldface type are intended as mere catchwords to indicate the contents of the section and shall not be deemed or taken to be titles of such sections; nor as any part of the section, nor, unless expressly so provided, shall they be so deemed when any of such sections, including the catchlines, are amended or reenacted.

**SECTION SIX: Severability of provisions.** If any section, subsection, sentence, clause, phrase or portion of this ordinance and/or the code adopted thereby is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Alhambra City Council hereby declares that it would have adopted this ordinance and the code adopted thereby and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions thereof may be declared invalid or unconstitutional.

**SECTION SEVEN: Certification and publication.** The ordinance shall take effect thirty (30) days after its final passage and within (5) days after its passage, the City Clerk of the City of Alhambra shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and the Building Official shall cause the same to be filed with the California Building Standards Commission. And within (15) days after its passage, the City Clerk shall certify to the adoption of this ordinance and shall cause a summary of same to be published once in a newspaper of general circulation within the City of Alhambra.

Signed and approved this 13<sup>th</sup> day of December, 2010.

  
\_\_\_\_\_  
GARY YAMAUCHI, Mayor

ATTEST:

  
\_\_\_\_\_  
LAUREN MYLES, City Clerk

**I HEREBY CERTIFY** that the above and foregoing ordinance was duly passed and adopted by the Alhambra City Council at its regular meeting held on the 13th day of December, by the following vote, to wit:

AYES: SHAM, MESSINA, PLACIDO, AYALA, YAMAUCHI  
NOES: NONE  
ABSENT: NONE

  
\_\_\_\_\_  
LAUREN MYLES, City Clerk

**PUBLIC NOTICE OF ADOPTION OF ORDINANCE  
CITY OF ALHAMBRA  
ORDINANCE NO O2M10-4565**

**NOTICE IS HEREBY GIVEN** that on December 13th 2010, the City Council of the City of Alhambra adopted, after a public hearing, Ordinance No O2M10-4565, entitled:

**AN ORDINANCE OF THE ALHAMBRA CITY  
COUNCIL AMENDING THE ALHAMBRA  
MUNICIPAL CODE BY MODIFYING TITLE 20  
THEREOF ADOPTING BY REFERENCE THE 2011  
LOS ANGELES COUNTY CODE, TITLE 27,  
ELECTRICAL CODE, WITH CERTAIN  
AMENDMENTS, ADDITIONS AND DELETIONS  
THERE TO**

The purpose of this ordinance is to adopt by reference and amend that certain ordinance of the County of Los Angeles which adopted by reference California Code or Regulations, Title 24, Part 3 - 2010 California Electrical Code and which made amendments, additions, and deletions thereto. Therefore, Ordinance No. O2M10-4565 amends the Alhambra Municipal Code by repealing there from Sections 20.09.010 and 20.09.020 and substituting new Sections in lieu thereof.

A certified copy of the full text of Ordinance No.O2M10-4565 is available for review in the Office of the City Clerk, City of Alhambra, 111 South First Street, Alhambra, California.

LAUREN MYLES, City Clerk

PUBLISH: December 17, 2010  
ORDINANCE NO. O2M10-4565  
FILE NO N2M10-137

**ORDINANCE NO. O2M10-4567**

**AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL  
AMENDING THE ALHAMBRA MUNICIPAL CODE BY  
MODIFYING TITLE 20 THEREOF ADOPTING BY  
REFERENCE THE 2011 LOS ANGELES COUNTY CODE,  
TITLE 28, PLUMBING CODE, WITH CERTAIN  
AMENDMENTS, ADDITIONS AND DELETIONS  
THERE TO**

**THE ALHAMBRA CITY COUNCIL DOES ORDAIN AS FOLLOWS:**

**SECTION ONE:** The purpose of this ordinance is to adopt by reference and amend that certain ordinance of the County of Los Angeles which adopts by reference California Code of Regulations, Title 24, Part 5 - 2010 California Plumbing Code and which makes amendments, additions and deletions thereto. Therefore, the Alhambra Municipal Code is hereby amended by repealing from Chapter 20.11 Sections 20.11.010 and 20.11.020 and substituting new Sections in lieu thereof, all to read as follows:

**TITLE 20**

**BUILDINGS AND CONSTRUCTION**

**CHAPTER 20.11**

**PLUMBING CODE**

**Section 20.11.010      LOS ANGELES COUNTY CODE, TITLE 28,  
PLUMBING CODE**

Los Angeles County Plumbing Code and Appendices A.B, D, G, I and K, Title 28, the 2011 Los Angeles County Plumbing Code, as amended and in effect on or before January 1, 2011, adopting the 2010 California Plumbing Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Alhambra Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except that those certain sections thereof which are necessary to meet local conditions, as hereinafter set forth in 20.11.020 of this code, are hereby repealed, added or amended to read as set forth therein.

In accordance with Section 50022.6 of the California Government Code, not less than one copy of said Title 28 of the Los Angeles County Code together with any and all amendments thereto proposed by the City of Alhambra, has been and is now filed in the office of the Development Services Department, shall be remain on file with the Building Official, shall collectively be known as the *City of Alhambra Plumbing Code* and may be cited as Chapter 20.11 of the Alhambra Municipal Code.

#### **Section 20.11.020 PLUMBING CODE SECTIONS MODIFIED**

Chapter 1 of Title 28 of the Los Angeles County Code (the 2011 Los Angeles County Plumbing Code), adopted by reference as the Plumbing Code of the City of Alhambra, are hereby amended, deleted or added as follows:

- a. Section 100 is deleted.
- b. Section 101.1 is amended in its entirety to read:  
**Section 101.1 TITLE.** Title XX Building and Construction, Chapter 20.11 of the City of Alhambra Municipal Code shall be known as the Plumbing Code of the City of Alhambra, may be cited as such, and will be referred to herein as “these regulations” or “these building standards” or “this Code.”
- c. Section 101.2 is amended in its entirety to read:  
**SECTION 101.2 PURPOSE AND INTENT.** The purpose of this Code is to provide minimum standards to preserve the public peace, health and safety by regulating the design, construction, installation, quality of materials, location, operation and maintenance of equipment and appliances as specifically set forth herein. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.  
The Codes adopted by the City shall not be construed to hold the City or any officer, employee or agent thereof responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or nonissuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the provisions of this Code, the City does not intend to impose on itself, its employees or agents any mandatory duties of care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.  
This section is declaratory of existing law and is not to be construed as suggesting that such was not the purpose and intent of previous Code adoptions.
- d. Section 101.3 is amended in its entirety to read:

**SECTION 101.3 SCOPE.** The provisions of this Code shall apply to the erection, alteration, installation, repair, movement, improvement, removal connection or conversion of any plumbing equipment and/or appliances or any other plumbing work regulated by this Code within the City.

Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

- e. Section 101.4 is amended in its entirety to read:

**SECTION 101.4 VIOLATIONS AND PENALTIES**

**101.4.1 Compliance with Codes.** It shall be unlawful for a person to erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

**101.4.2 Violation.** It shall be unlawful for any person to own, use, occupy or maintain any equipment or appliance, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

**101.4.3 Penalty.** Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted. Upon conviction of any such violation, such person shall be punishable by a fine of not more than \$1,000 or by imprisonment for not more than six months, or by both such fine and imprisonment. The provisions of this section are in addition to and independent of any other sanctions, penalties or costs that are or may be imposed for a violation of any of the provisions of this Code.

**101.4.4 Work Without Permit.** Whenever any work has been commenced without a permit as required by the provisions of Section 103.1, a special investigation shall be made prior to the issuance of the permit. An investigation fee shall be collected for each permit so investigated. The investigation fee shall be as specified by ordinance or resolution.

The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

**101.4.5 Noncompliance Fee.** If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails

to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, then the building official shall have the authority to collect a noncompliance fee.

The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

- f. Section 101.5 is amended in its entirety to read:

**SECTION 101.5 ORGANIZATION AND ENFORCEMENT**

**101.5.1 Building Division.** There is hereby established a division in the City Development Services Department to be known and designated as the *Building Division*.

**101.5.2 Powers and Duties of the Building Official.**

**101.5.2.1 General.** The building official is hereby authorized and directed to enforce all the provisions of this Code, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the building official shall have the powers of a law enforcement officer.

The building official shall have the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this Code.

**101.5.2.2** The building official is authorized to make and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose of this Code.

**101.5.2.3 Deputies.** With the approval of the City Council, the building official may appoint such number of officers, inspectors and assistants, and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the Building Division.

**101.5.2.4 Right of entry**

**101.5.2.4.1** Whenever it is necessary to make an inspection to enforce any of the provisions of or perform any duty imposed by this Code, relevant laws, ordinances, rules and/or regulations, or whenever the building official or an authorized representative has reasonable cause to believe that there exists in any building, structure or upon any premises any condition that makes such building, structure or premises hazardous, unsafe or dangerous for any reason specified in this Code, relevant laws, ordinances, rules and regulations, the building official or an authorized representative is hereby authorized to

enter such premises at any reasonable time and to inspect the same and perform any duty imposed upon the building official by this Code, relevant laws, ordinances, rules and regulations, provided that (1) if such premises is occupied, the building official shall first present proper credentials to the occupant and request entry explaining the reasons therefore and (2) if such premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and request entry, explaining the reasons therefore. If such entry cannot be obtained because the owner or other person having charge or control of the premises cannot be found after due diligence or if entry is refused, the building official or an authorized representative shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises.

**101.5.2.4.2** Notwithstanding the foregoing, if the building official or an authorized representative has reasonable cause to believe that the building, structure or premises is so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the public health or safety, the building official shall have the right to immediately enter and inspect such premises and may use any reasonable means required to effect such entry and make such inspection, whether such premises is occupied or unoccupied and whether or not permission to inspect has been obtained. If the premises is occupied, the building official shall first present credentials to the occupant and demand entry, explaining the reasons therefore and the purpose of the inspection.

**101.5.2.4.3** No person shall fail or refuse, after proper demand has been made upon such person as provided in this section, to promptly permit the building official or an authorized representative to make any inspection provided for by Section 101.5.2.4.2. Any person violating this section shall be guilty of a misdemeanor and subject to the same penalties prescribed in Section 101.4.3.

**101.5.3 Stop Work Orders.** Whenever any plumbing work is being done contrary to the provisions of this Code, or other pertinent laws or ordinances implemented through the enforcement of this Code, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

**101.5.4 Use Violations.** Whenever any equipment or appliance or portion thereof is being used contrary to the provisions of this Code, the building official may order such use discontinued. Such person shall immediately discontinue the use. The use shall remain discontinued until the noncomplying condition has been corrected, and inspection and approval has been obtained from the building official. Permits shall be issued where required by this Code.



**101.5.5 Liability.** The liability and indemnification of the building official and any subordinates are governed by the provisions of Division 3.6 of Title I of the Government Code.

**101.5.6 Existing Equipment, Appliances and Fixtures.** Existing equipment, appliances and/or fixtures lawfully installed prior to the effective date of this Code may have their existing use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and location and is not a hazard to life, health, or property.

**101.5.7 Dangerous Construction, Equipment, Appliances and Fixtures.** Whenever it is brought to the attention of the building official that any construction, equipment, appliances and/or fixtures regulated by this Code are dangerous, unsafe, or a menace to life, health or property or are in violation of this Code, the building official shall have the authority to make an investigation. The building official shall have the authority to order any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use of or maintenance thereof or to repair, alter change remove or demolish same, as he, in his/her discretion may consider necessary for the protection of life, health or property.

**101.5.8 Modifications.** Whenever there are practical difficulties involved in carrying out the provisions of this Code, the building official may grant modifications for individual cases, provided the building official shall first find that a special individual reason makes the strict letter of this Code, relevant laws, ordinances, rules and regulations impractical, and that the modification is in conformity with the spirit and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such modification does not lessen any fire protection or other life safety-related requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the City.

A written application for the granting of such modifications shall be submitted together with a filing fee established by separate fee resolution or ordinance.

**101.5.9 Alternate Materials and Methods of Construction.** The provisions of this Code, relevant laws, ordinances, rules and regulations are not intended to prevent the use of any material or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.

The building official may approve any such alternate, provided that he or she finds that the proposed design is satisfactory and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation.

The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.

A written application for use of an alternate material or method of construction shall be submitted together with a filing fee established by separate fee resolution or ordinance.

**101.5.10. Tests.** Whenever there is insufficient evidence of compliance with the provisions of this Code, relevant laws, ordinances, rules and/or regulations, or evidence that any equipment, appliance, material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate materials or methods of construction, the building official may require tests as proof of compliance to be made by an approved agency at the expense of the owner or the owner's agent. Test methods shall be as specified by this Code, relevant laws, ordinances, rules and regulations for the material in question. If there are no appropriate test methods specified in this Code, the building official shall determine the test procedure.

**101.5.11 Cooperation of Other Officials.** The building official may request, and shall receive, so far as may be necessary in the discharge of his or her duties, the assistance and cooperation of other officials of the City.

**101.5.12 Service.** Whenever this chapter requires a notice to be served by personal service or by registered or certified mail, it shall be deemed a reasonable effort has been made to serve such notice when registered or certified letters have been mailed to the address of the interested party(s) as shown on the official record and on the record of the County Assessor. When an address is not so listed or contact cannot be made at the listed address, the service shall be by posting a copy of the notice on the building or structure or at the premises.

- g. Section 101.7 is amended in its entirety to read:  
**SECTION 101.7 AMENDMENTS TO ORDINANCES**  
Whenever any reference is made to any other ordinance, such reference shall be deemed to include all future amendments thereto.
- h. Section 101.8 is amended in its entirety to read:  
**SECTION 101.8 VALIDITY**  
If any section, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, clause or phrase thereof, irrespective of the fact that any one of more sections, sentences, clauses and phrases are declared invalid.
- i. Section 101.9 is amended in its entirety to read:  
**SECTION 101.9 APPEALS BOARDS**  
**101.9.1 Technical Interpretations Appeals Board.** When a request for an alternate material has been proposed by an applicant and denied by the building official, the

applicant may appeal the building official's decision to the Technical Interpretations Appeals Board no later than 60 calendar days from the date of the action being appealed. The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to plumbing construction. Two members shall be practicing plumbing engineers; two shall be competent plumbing contractors, and one a lawyer, each of whom shall have had at least 10 years experience in plumbing design and/or construction or as a lawyer. The building official shall be an ex officio member and shall act as secretary to the board. The members of the board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation, and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

**101.9.2 Accessibility Appeals Board.** In order to conduct the hearings on written appeals regarding action taken by the building official concerning accessibility and to ratify certain exempting actions of the building official in enforcing the accessibility requirements of the California Code of Regulations, Title 24 (also known as the California Building Standards Code), and to serve as an advisor to the building official on disabled access matters, there shall be an accessibility appeals board consisting of five members. Two members of the appeals board shall be physically disabled persons, two members shall be persons experienced in construction, and one member shall be a public member. The building official shall be an ex officio member and shall act as secretary to the board. The members of the accessibility appeals board shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its actions. The board shall establish that the access matter under review is in conformity with the intent and purpose of California Code of Regulations, Title 24, and this Code. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith. The appeals board may approve or disapprove interpretations and enforcement actions taken by the building official. All such approvals or disapprovals for privately funded construction shall be final and conclusive as to the building official in the absence of fraud or prejudicial abuse of discretion.

**101.9.3 Limitations of Authority.** Neither the Technical Interpretations Appeals Board nor the Accessibility Appeals Board shall have authority relative to interpretation of the

administrative portions of this Code, nor shall the board be empowered to waive requirements of this Code.

**101.9.4 Appeals Board Fees.** A filing fee established by separate fee resolution or ordinance shall be paid to the building official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section. All requests to appeal determinations, orders or actions of the building official, or to seek modifications of previous orders of the appeals boards, shall be presented in writing.

j. Subsection 101.10 is deleted.

k. Section 102 is amended in its entirety to read:

**SECTION 102 PLUMBING PLAN REQUIREMENTS**

**102.1 General.** When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans and, when deemed necessary by the building official, calculations, and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a plumbing permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction. Separate Plumbing Code plan review is required for any of the following:

- (a) Any restaurant that requires a grease trap or a grease interceptor;
- (b) Any facility that requires a sand/grease clarifier;
- (c) Plumbing Systems with more than 216 waste fixture units;
- (d) Potable water supply piping required to be 2" or larger;
- (e) Fuel gas piping required to be 2" or larger;
- (f) Fuel gas piping containing medium- or high-pressure gas;
- (g) Combination waste and vent systems;
- (h) Plumbing fixtures located below the next upstream manhole or below the sewer main;
- (i) Chemical waste systems;
- (j) Rainwater system employing a sump pump;
- (k) Grey water systems;
- (l) Any type of sewer ejection system or lift station;
- (m) Any installation in a building of Type I-A, Type II-A, Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a plumbing engineer when required by the California Business and Professions Code. A seal and

number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

**102.2 Engineer of Record.** When it is required that documents be prepared by an engineer, the building official may require the owner to designate on the permit application an engineer who shall act as the engineer of record. If the circumstances require, the owner may designate a substitute engineer of record who shall perform all of the duties required of the original engineer of record. The building official shall be notified in writing by the owner if the engineer of record is changed or is unable to continue to perform the duties.

The engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

**102.3 Information Required on Plumbing Plans.** Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans shall give the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the plumbing plans shall indicate the following:

- (a) A complete floor plan showing the location of all proposed plumbing fixtures;
- (b) A complete plan showing the layout, diameter and material of all proposed piping;
- (c) A legend of all symbols used and a list of all abbreviations used;
- (d) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where a penetration will be made for plumbing piping and similar systems.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the building Type of Construction as defined in the City of Alhambra Building Code and the Plumbing Code in effect on the date of plan check submittal.

**102.4 Deferred submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have prior approval of the building official. The engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.

Submittal documents for deferred submittal items shall be submitted to the engineer of record, who shall review them and forward them to the building official with a notation

indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the intended design. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

**102.5 Expiration of Plan Check Applications.** Plan check applications for which no permit is issued within one year following the date of application shall expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be returned to the applicant or destroyed by the building official.

When requested in writing by the applicant prior to or not more than 90 days after the expiration of the plan check application, the building official may extend the time for action by the applicant. The time for action by the applicant shall not be extended beyond the effective date of a more current Code. Additional hourly fees for plan review shall also be paid to the building official for enforcement of any requirements that were subsequently amended to the Code in effect at the time the plan check extension is requested.

Once an application and any extension thereof has expired, the applicant shall resubmit plans and calculations and pay a new application fee.

**102.6 Retention of Plans.** One set of approved plans, calculations and reports shall be retained by the building official. Except as required by Section 19850 of the Health and Safety Code, the building official shall retain such set of the approved plans, calculations and reports for a period of not fewer than 90 days from date of completion of the work covered therein.

1. Section 103 is amended in its entirety to read:

### **SECTION 103 PLUMBING PERMIT REQUIREMENTS**

**103.1 Plumbing Permit Required.** No person shall erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, to any plumbing equipment or fixtures without first obtaining a plumbing permit from the building official. A plumbing permit is required for any installation, alteration, reconstruction or repair of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping (potable or nonpotable but which is connected to a potable water source), or gas piping located within or on any building, structure or premises.

**Exceptions:**

- (a) Clearing of stoppages and stopping of leaks that do not involve the replacement of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping or gas piping.
- (b) Change of residential plumbing fixtures that do not involve the replacement of the existing waste and vent piping excluding the trap, to include, residential toilets, residential bathroom hand sinks, bathtub and residential kitchen sinks.

(c) Connection of any appliance approved for and intended to be connected by flexible gas piping to a gas shutoff valve that was previously permitted and inspected under a valid Plumbing permit.

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of other laws or ordinances.

The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

**103.2 Permit Applicant Requirements.** A permit shall only be issued to a licensed contractor.

**Exception:** A permit may be issued to a homeowner (see Section 210 for definition of a homeowner).

**103.3 Application for Permit.** To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the City for that purpose. Each such application shall:

- (a) Identify and describe the work to be covered by the permit for which application is made.
- (b) Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and definitely locate the proposed building or work.
- (c) Be accompanied by plans and calculations as required in Section 102.
- (d) Give such other information as reasonably may be required by the building official.

**103.4 Issuance.** The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

- (a) The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.
- (b) The fees specified by resolution or ordinance have been paid.
- (c) The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the Code in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of

any Federal, State, County, or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.

One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.

**103.5 Permit Validity.** The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use that it authorizes is lawful.

The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations or from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

**103.6 Expiration of Permit.** Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year after the date of the last required inspection approval by the building official, or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained.

Supplementary permit(s) shall not expire so long as the associated building permit remains active.

Where a new permit is issued to complete work previously started under an expired permit, no permit fees, except for issuance fees, will be collected provided 1) that no changes have been made or will be made in the original plans and calculations for such work; 2) the Codes in effect on the issuance date of the new permit are the same as were in effect on the date the expired permit was issued; and 3) that the duration of time from the date of expired permit issuance or last required inspection approval, whichever occurred last, has not exceeded one and one-half years. Permit fees, in addition to issuance fees, for the remaining work shall be collected for all permits that do not meet the preceding criteria.

All work to be performed under the new permit must be done in accordance with the Code in effect on the date of issuance of the new permit.

**103.7 Permit Suspension or Revocation.** The building official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code.

The building official may also, in writing, withhold inspections, suspend or revoke a permit where work is being done in violation of this Code, where work is being done in



violation of the approved plans, where work is being concealed without approval from the building official, or where work is not in accordance with the direction of the building official.

**103.8 Cancellation of Permit by Applicant.** If no portion of the work or construction covered by a permit issued by the building official under the provisions of this Code, relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the building official with a request that such permit be cancelled. Only the person to whom such permit was issued may request cancellation of the permit. The building official shall thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit shall be null and void and of no effect. All fees except for issuance fees shall be returned to the applicant.

**103.9 Transfer of Permit by Applicant.**

**103.9.1 No Inspection Performed.** When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

**103.9.2 One or More Inspection Performed.** Permits may be transferred to any individual upon completion of a new application. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

**103.9.3 Permit Duration Remains Unchanged.** Transfer of a permit shall be considered a continuation of the previous permit when determining the permit's duration, and shall in no way extend the duration of the preceding permit.

- m. Section 104 is amended in its entirety to read:

**SECTION 104 INSPECTIONS.**

**104.1 General.** All new plumbing work for which a permit is required shall be subject to inspection by the building official and all such work shall remain accessible and exposed for inspection purposes until approved by the building official. All new plumbing work, and such portions of existing systems as may be affected by new work, or any changes, shall be inspected by the building official to ensure compliance with all the requirements of this Code, relevant laws, ordinances, rules or regulations.

No work shall be approved by the building official that was not completely verified.

Partial or spot inspections shall not be performed by the building official, nor shall partial or spot inspection be used as a justification for approving any required inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations. Inspections presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

It shall be the duty of the permit applicant to provide access for the inspector to the area of work. Access may include, but shall not be limited to, ladders, scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, but shall not be limited to, handrails, guardrails and safety harnesses. All components of the access path shall be securely anchored in place. The building inspector shall have the right to refuse to make any inspection in an area that does not have an access path deemed safe for use by said building inspector. It shall be the duty of the permit applicant to make any necessary improvements to the access path to allow inspection by the building inspector.

It shall be the duty of the permit applicant to protect all existing construction from damage caused during inspection. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material damaged during the course of inspection.

**104.2 Inspection Requests.** It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.

It shall be the duty of the person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations to provide access to and means for inspection of such work.

**104.3 Special Inspections.** Special inspections may be required by the building official on work involving special hazards or conditions and on work requiring extensive, unusual or constant inspection. Special inspections, when necessary, shall be accomplished by the means set forth in the City of Alhambra Building Code.

**104.4 Required Approvals.** No work shall be done beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate in writing that the work appears to comply as completed, or shall notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules and/or regulations. Any work that does not comply shall

be corrected and such work shall not be covered or concealed until authorized by the building official.

There shall be a final inspection and approval of all work when completed and ready for occupancy.

**104.5 Testing of Systems.** All plumbing systems shall be tested and approved as required by this Code and all testing shall be conducted in the presence of the building official. Joints and connections in the systems shall be gastight and watertight for the pressures required by the test.

In cases where it would be impractical to provide the aforementioned water or air tests, or for minor installations and repairs, the building official may make such inspection as deemed advisable in order to be assured that the work has been performed in accordance with the intent of this Code.

Protectively coated pipe shall be inspected and repaired in accordance with IAPMO Installation Standard IS-13, listed in Table 14-1.

**104.6 Gas Utility Release.** When deemed appropriate by the building official, gas utility may be released. Release of gas utility may be done prior to building final for testing and inspection purposes. The building official shall retain the right to revoke the release of gas utility for just cause, and may have the gas utility disconnected at the earliest availability of the utility provider.

Attempting to occupy prior to issuance of a certificate of completed construction, whether temporary or final, may be considered as just cause by the building official, and may result in disconnection of the utilities.

**104.7 Authority to Disconnect Gas Utility.** The building official is hereby empowered to disconnect or to order in writing the discontinuance of gas utility service to buildings, structures, premises, appliances, devices or materials installed without permit or found to be a hazard to life, health and/or property.

The building official shall have the power to disconnect or to order in writing the discontinuance of gas utility service as a means of preventing, restraining, correcting or abating any violation of this Code, relevant laws, ordinances, rules or regulations

The gas service shall remain disconnected or gas utility service shall remain discontinued until the Code violation has been abated to the satisfaction of the building official, or until the installation of such appliances, devices or materials has been made safe as directed by the building official; or until a permit has been issued and the work has been inspected and approved by the building official.

- n. Section 105 is amended in its entirety to read:  
**SECTION 105 FEES AND REFUNDS.**

**105.1 Fees.** All plan review and permit fees shall be as adopted by separate resolution and/or ordinance.

Plan checking fees shall be paid at the time of plan review submittal. Permit fees shall be paid at the time of permit issuance.

**105.2 Permit Refunds.** In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such permit shall have been cancelled as provided for in Section 103.8, the permittee may submit a written request to the building official requesting a refund of permit fees. Permit fees may be refunded to the permit applicant, but permit issuance fees shall not. The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the permit applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

**105.3 Plan Check Refunds.** No portion of the plan checking fee shall be refunded, unless no review has been performed, in which case 90 percent of the plan checking fee shall be refunded.

- o. In addition to the definitions specified in sections 204, 205, 210 and 216, the following certain terms, phrases, words and their derivatives shall be construed as specified in this section. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine.  
In the event of conflicts between these definitions and definitions that appear elsewhere in this Code, these definitions shall govern and be applicable.

**BOARD OF SUPERVISORS** shall mean the City of Alhambra City Council.

**BUILDING DIVISION or BUILDING DEPARTMENT** shall mean the Building Division of the Development Services Department.

**BUILDING OFFICIAL** shall mean the Director of Development Services Department or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.

**CHIEF PLUMBING INSPECTOR** shall mean the building official.

**HOMEOWNER** is the owner, or for the purposes of a permit, the tenant of a single-family residence, including common accessory and minor poultry, animal or agricultural buildings where there is not more than one dwelling unit on the property.

**NONINSPECTED WORK** shall mean any erection, alteration, installation, repair, movement, improvement, removal, connection or conversion of any plumbing equipment, appliances and/or fixtures or any other plumbing work regulated by this Code within the City without first obtaining inspection by and approval of the building official.

- p. Section 1207 is deleted.

**SECTION TWO: Findings of local conditions.** The Alhambra City Council hereby finds, determines and declares that those certain amendments to the State Code made by the County of Los Angeles are appropriate and necessary to meet local conditions existing in the City of Alhambra, and this Council hereby further finds, determines and declares that each such change is required for the protection of the public safety and is reasonably necessary because of local climatic, geological conditions.

**SECTION THREE: Continuation of existing law.** Where they are substantially the same as existing law, the provisions of the City of Alhambra Plumbing Code shall be considered continuations of existing law and shall not be considered new enactments.

**SECTION FOUR: Maintenance and distribution of code.** Not less than one copy of the City of Alhambra Plumbing Code, duly certified by the City Clerk, shall be kept on file in the office of the City Clerk for examination and use by the public. Amendments to this code shall be noted by ordinance number on the appropriate pages of such code of this code and one complete file of amendatory ordinances, indexed for ready reference, shall be maintained in the office of the City Clerk for use and examination by the public. Distribution or sale of additional copies of this code shall be made as directed by the City Council. In addition, one copy of said City of Alhambra Code may likewise be maintained by the Director of Development Services for examination and use by the public.

**SECTION FIVE: Catchlines of sections.** The catchlines of the several sections of this code printed in boldface type are intended as mere catchwords to indicate the contents of the section and shall not be deemed or taken to be titles of such sections; nor as any part of the section, nor, unless expressly so provided, shall they be so deemed when any of such sections, including the catchlines, are amended or reenacted.

**SECTION SIX: Severability of provisions.** If any section, subsection, sentence, clause, phrase or portion of this ordinance and/or the code adopted thereby is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Alhambra City Council hereby declares that it would have adopted this ordinance and the code adopted thereby and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions thereof may be declared invalid or unconstitutional.

**SECTION SEVEN: Certification and publication.** The ordinance shall take effect thirty (30) days after its final passage and within (5) days after its passage, the City Clerk

of the City of Alhambra shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and the Building Official shall cause the same to be filed with the California Building Standards Commission. And within (15) days after its passage, the City Clerk shall certify to the adoption of this ordinance and shall cause a summary of same to be published once in a newspaper of general circulation within the City of Alhambra.

Signed and approved this 13<sup>th</sup> day of December, 2010.

  
\_\_\_\_\_  
GARY YAMAUCHI, Mayor

ATTEST:

  
\_\_\_\_\_  
LAUREN MYLES, City Clerk

**I HEREBY CERTIFY** that the above and foregoing ordinance was duly passed and adopted by the Alhambra City Council at its regular meeting held on the 13th day of December, by the following vote, to wit:

AYES: SHAM, MESSINA, PLACIDO, AYALA, YAMAUCHI  
NOES: NONE  
ABSENT: NONE

  
\_\_\_\_\_  
LAUREN MYLES, City Clerk

**PUBLIC NOTICE OF ADOPTION OF ORDINANCE  
CITY OF ALHAMBRA  
ORDINANCE NO O2M10-4567**

**NOTICE IS HEREBY GIVEN** that on December 13th, 2010, the City Council of the City of Alhambra adopted, after a public hearing, Ordinance No. O2M10-4567 entitled:

**AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL  
AMENDING THE ALHAMBRA MUNICIPAL CODE BY  
MODIFYING TITLE 20 THEREOF ADOPTING BY  
REFERENCE THE 2011 LOS ANGELES COUNTY CODE,  
TITLE 28, PLUMBING CODE, WITH CERTAIN  
AMENDMENTS, ADDITIONS AND DELETIONS  
THERE TO**

The purpose of this ordinance is to adopt by reference and amend that certain ordinance of the County of Los Angeles which adopted by reference California Code of Regulations, Title 24, Part 5 - 2010 California Plumbing Code and which made amendments, additions, and deletions thereto. Therefore, Ordinance No. O2M10-4567 amends the Alhambra Municipal Code by repealing therefrom Sections 20.11.010 and 20.11.020 and substituting new Sections in lieu thereof,

A certified copy of the full text of Ordinance No. O2M10-4567 is available for review in the Office of the City Clerk, City of Alhambra, 111 South First Street, Alhambra, California.

LAUREN MYLES, City Clerk

PUBLISH: December 17, 2010  
ORDINANCE NO. O2M10-4567  
FILE NO N2M10-137

**ORDINANCE NO O2M10-4569**

**AN ORDINANCE OF THE ALHAMBRA CITY  
COUNCIL AMENDING THE ALHAMBRA  
MUNICIPAL CODE BY MODIFYING TITLE 20  
THEREOF ADOPTING BY REFERENCE THE 2011  
LOS ANGELES COUNTY CODE, TITLE 29,  
MECHANICAL CODE, WITH CERTAIN  
AMENDMENTS, ADDITIONS AND DELETIONS  
THERE TO**

**THE ALHAMBRA CITY COUNCIL DOES ORDAIN AS FOLLOWS:**

**SECTION ONE:** The purpose of this ordinance is to adopt by reference and amend that certain ordinance of the County of Los Angeles which adopts by reference California Code of Regulations, Title 24, Part 4 - 2010 California Mechanical Code and which makes amendments, additions and deletions thereto. Therefore, the Alhambra Municipal Code is hereby amended by repealing from Chapter 20.13 Sections 20.13.010 and 20.13.020 and substituting new Sections in lieu thereof, all to read as follows:

**TITLE 20**

**BUILDINGS AND CONSTRUCTION**

**CHAPTER 20.13**

**MECHANICAL CODE**

**Section 20.13.010     LOS ANGELES COUNTY CODE, TITLE 29,  
MECHANICAL CODE**

Los Angeles County Mechanical Code and Appendices B, C and D, Title 29, the 2011 Los Angeles County Mechanical Code, as amended and in effect on or before January 1, 2011, adopting the 2010 California Mechanical Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Alhambra Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except that those certain sections thereof which are necessary to meet local conditions, as hereinafter set forth in 20.013.020 of this code, are hereby repealed, added or amended to read as set forth therein.



In accordance with Section 50022.6 of the California Government Code, not less than one copy of said Title 29 of the Los Angeles County Code together with any and all amendments thereto proposed by the City of Alhambra, has been and is now filed in the office of the Development Services Department, shall be remain on file with the Building Official, shall collectively be known as the *City of Alhambra Mechanical Code* and may be cited as Chapter 20.13 of the Alhambra Municipal Code.

**Section 20.13.020 MECHANICAL CODE SECTIONS MODIFIED**

Chapter 1 of Title 29 of the Los Angeles County Code (the 2011 Los Angeles County Mechanical Code), which adopts by reference and amends California Code of Regulations Title 24, Part 4 (the 2010 California Mechanical Code) adopted by reference as the Mechanical Code of the City of Alhambra, are hereby amended, deleted or added as follows:

- a. Section 100 is deleted.
- b. Section 101 is amended in its entirety to read:

**SECTION 101 – TITLE.** Title XX Building and Construction, Chapter 20.13 of the City of Alhambra Municipal Code shall be known as the Mechanical Code of the City of Alhambra, may be cited as such, and will be referred to herein as “these regulations” or “these standards “or “this Code.”

- c. Section 102 is amended in its entirety to read:

**SECTION 102 – PURPOSE AND INTENT.** The purpose of this Code is to provide minimum standards to preserve the public peace, health and safety by regulating the design, construction, installation, quality of materials, location, operation and maintenance of equipment and appliances as specifically set forth herein. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.

The Codes adopted by the City shall not be construed to hold the City or any officer, employee or agent thereof, responsible for any damage to persons or property by reason of any inspection authorized herein or by reason of the issuance or nonissuance of any permit authorized herein, and/or for any action or omission in connection with the application and/or enforcement of this Code. By adopting the provisions of this Code, the City does not intend to impose on itself, its employees or agents, any mandatory duties of care toward persons and property within its jurisdiction so as to provide a basis of civil liability for damages.

This section is declaratory of existing law and is not to be construed as suggesting that such was not the purpose and intent of previous Code adoptions.

- d. Section 103 is amended in its entirety to read:

**SECTION 103 – SCOPE.** The provisions of this Code shall apply to the erection, alteration, installation, repair, relocation, movement, improvement, removal connection or conversion, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances mechanical equipment and/or appliances or any other mechanical work regulated by this Code within the City.

Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

- e. Section 104 is amended in its entirety to read:

**SECTION 104 – VIOLATIONS AND PENALTIES**

**104.1 Compliance with Codes.** It shall be unlawful for a person to erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

**104.2 Violation.** It shall be unlawful for any person to own, use, occupy or maintain any equipment or appliance, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

**104.3 Penalty.** Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted. Upon conviction of any such violation, such person shall be punishable by a fine of not more than \$1,000 or by imprisonment for not more than six months, or by both such fine and imprisonment. The provisions of this section are in addition to and independent of any other sanctions, penalties or costs that are or may be imposed for a violation of any of the provisions of this Code.

**104.4 Work Without Permit.** Whenever any work has been commenced without a permit as required by the provisions of Section 111, a special investigation shall be made prior to the issuance of the permit. An investigation fee shall be collected for each permit so investigated. The investigation fee shall be as specified by ordinance or resolution. The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

**104.5 Noncompliance Fee.** If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, then the building official shall have the authority to collect a noncompliance fee.

The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

- f. Section 105 is amended in its entirety to read:

**SECTION 105 – ORGANIZATION AND ENFORCEMENT.**

**105.1 Building Division.** There is hereby established a division in the City Planning and Building Department to be known and designated as the *Building Division*.

**105.2 Powers and Duties of the Building Official**

**105.2.1 General.** The building official is hereby authorized and directed to enforce all the provisions of this Code, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the building official shall have the powers of a law enforcement officer.

The building official shall have the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules and supplemental regulations in order to clarify the application of the provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this Code.

**105.2.2** The building official is authorized to make and enforce such guidelines and policies for the safeguarding of life, limb, health or property as may be necessary from time to time to carry out the purpose of this Code.

**105.2.3 Deputies.** With the approval of the City Council, the building official may appoint such number of officers, inspectors and assistants, and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the Building Division.

**105.2.4 Right of Entry.**

**105.2.4.1** Whenever it is necessary to make an inspection to enforce any of the provisions of or perform any duty imposed by this Code, relevant laws, ordinances, rules and/or regulations, or whenever the building official or an authorized representative has reasonable cause to believe that there exists in any building, structure or upon any premises any condition that makes such building, structure or premises hazardous, unsafe

or dangerous for any reason specified in this Code, relevant laws, ordinances, rules and regulations, the building official or an authorized representative is hereby authorized to enter such premises at any reasonable time and to inspect the same and perform any duty imposed upon the building official by this Code, relevant laws, ordinances, rules and regulations, provided that (1) if such premises is occupied, the building official shall first present proper credentials to the occupant and request entry explaining the reasons therefore; and (2) if such premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and request entry, explaining the reasons therefore. If such entry cannot be obtained because the owner or other person having charge or control of the premises cannot be found after due diligence, or if entry is refused, the building official or an authorized representative shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises.

**105.2.4.2** Notwithstanding the foregoing, if the building official or an authorized representative has reasonable cause to believe that the building, structure or premises is so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the public health or safety, the building official shall have the right to immediately enter and inspect such premises and may use any reasonable means required to effect such entry and make such inspection, whether such premises is occupied or unoccupied and whether or not permission to inspect has been obtained. If the premises is occupied, the building official shall first present credentials to the occupant and demand entry, explaining the reasons therefore and the purpose of the inspection.

**105.2.4.3** No person shall fail or refuse, after proper demand has been made upon such person as provided in this section, to promptly permit the building official or an authorized representative to make any inspection provided for by Section 105.2.4.2. Any person violating this section shall be guilty of a misdemeanor and subject to the same penalties prescribed in Section 104.3.

**105.3 Stop Work Orders.** Whenever any mechanical work is being done contrary to the provisions of this Code, or other pertinent laws or ordinances implemented through the enforcement of this Code, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

**105.4 Use Violations.** Whenever any equipment or appliance or portion thereof is being used contrary to the provisions of this Code, the building official may order such use discontinued. Such person shall immediately discontinue the use. The use shall remain discontinued until the noncomplying condition has been corrected, and inspection and approval has been obtained from the building official. Permits shall be issued where required by this Code.

**105.5 Liability.** The liability and indemnification of the building official and any subordinates are governed by the provisions of Division 3.6 of Title I of the Government Code.

**105.6 Existing Equipment and Appliances.** Existing equipment and/or appliances lawfully installed prior to the effective date of this Code may have their existing use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and location and is not a hazard to life, health, or property.

**105.7 Dangerous Construction, Equipment and Appliances.** Whenever it is brought to the attention of the building official that any construction or equipment regulated by this Code is dangerous, unsafe, or a menace to life, health or property, or is in violation of this Code, the building official shall have the authority to make an investigation. The building official shall have the authority to order any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use of or maintenance thereof or to repair, alter, change, remove or demolish same, as he, in his/her discretion may consider necessary for the protection of life, health or property.

**105.8 Modifications.** Whenever there are practical difficulties involved in carrying out the provisions of this Code, the building official may grant modifications for individual cases, provided the building official shall first find that a special individual reason makes the strict letter of this Code, relevant laws, ordinances, rules and regulations impractical and that the modification is in conformity with the spirit and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such modification does not lessen any fire protection or other life safety-related requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the City.

A written application for the granting of such modifications shall be submitted together with a filing fee established by separate fee resolution or ordinance.

**105.9 Alternate materials and methods of construction.** The provisions of this Code, relevant laws, ordinances, rules and regulations are not intended to prevent the use of any material or method of construction not specifically prescribed by this Code, provided any such alternate has been approved.

The building official may approve any such alternate, provided that he or she finds that the proposed design is satisfactory and finds that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation.

The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.

A written application for use of an alternate material or method of construction shall be submitted together with a filing fee established by separate fee resolution or ordinance.

**105.10. Tests.** Whenever there is insufficient evidence of compliance with the provisions of this Code, relevant laws, ordinances, rules and/or regulations, or evidence that any equipment, appliance, material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate materials or methods of construction, the building official may require tests as proof of compliance to be made by an approved agency at the expense of the owner or the owner's agent.

Test methods shall be as specified by this Code, relevant laws, ordinances, rules and regulations for the material in question. If there are no appropriate test methods specified in this Code, the building official shall determine the test procedure.

**105.11 Cooperation of Other Officials.** The building official may request, and shall receive, so far as may be necessary in the discharge of his or her duties, the assistance and cooperation of other officials of the City.

**105.12 Service.** Whenever this chapter requires a notice to be served by personal service or by registered or certified mail, it shall be deemed a reasonable effort has been made to serve such notice when registered or certified letters have been mailed to the address of the interested party(s) as shown on the official record and on the record of the County Assessor. When an address is not so listed or contact cannot be made at the listed address, the service shall be by posting a copy of the notice on the building or structure or at the premises.

g. Section 106 is deleted.

h. Section 107 is amended in its entirety to read:

**SECTION 107 – AMENDMENTS TO ORDINANCES.**

Whenever any reference is made to any other ordinance, such reference shall be deemed to include all future amendments thereto.

i. Section 108 is amended in its entirety to read:

**SECTION 108 – VALIDITY.**

If any section, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, clause or phrase thereof, irrespective of the fact that any one of more sections, sentences, clauses and phrases are declared invalid.

j. Section 109 is amended in its entirety to read:

**SECTION 109 – APPEALS BOARDS.**

**109.1 Technical Interpretations Appeals Board.** When a request for an alternate material has been proposed by an applicant and denied by the building official, the

applicant may appeal the building official's decision to the Technical Interpretations Appeals Board no later than 60 calendar days from the date of the action being appealed. The board shall consist of five members who are qualified by experience and training to pass upon matters pertaining to mechanical construction. Two members shall be practicing mechanical engineers; two shall be competent mechanical contractors, and one a lawyer, each of whom shall have had at least 10 years experience in mechanical design and/or construction or as a lawyer. The building official shall be an ex officio member and shall act as secretary to the board. The members of the board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this Code, relevant laws, ordinances, rules and regulations, and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this Code, relevant laws, ordinances, rules and regulations in quality, strength, effectiveness, fire resistance, durability, safety and sanitation, and does not lessen any fire-protection requirements or any degree of structural integrity. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

**109.2 Accessibility Appeals Board.** In order to conduct the hearings on written appeals regarding action taken by the building official concerning accessibility and to ratify certain exempting actions of the building official in enforcing the accessibility requirements of the California Code of Regulations, Title 24 (also known as the California Building Standards Code), and to serve as an advisor to the building official on disabled access matters, there shall be an accessibility appeals board consisting of five members. Two members of the appeals board shall be physically disabled persons, two members shall be persons experienced in construction, and one member shall be a public member. The building official shall be an ex officio member and shall act as secretary to the board. The members of the accessibility appeals board shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt reasonable rules and regulations for conducting its actions. The board shall establish that the access matter under review is in conformity with the intent and purpose of California Code of Regulations, Title 24, and this Code. The board shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith. The appeals board may approve or disapprove interpretations and enforcement actions taken by the building official. All such approvals or disapprovals for privately funded construction shall be final and conclusive as to the building official in the absence of fraud or prejudicial abuse of discretion.

**109.3 Limitations of Authority.** Neither the Technical Interpretations Appeals Board nor the Accessibility Appeals Board shall have authority relative to interpretation of the

administrative portions of this Code, nor shall the board be empowered to waive requirements of this Code.

**109.4 Appeals Board Fees.** A filing fee established by separate fee resolution or ordinance shall be paid to the building official whenever a person requests a hearing or a rehearing before the appeals boards provided for in this section.

All requests to appeal determinations, orders or actions of the building official, or to seek modifications of previous orders of the appeals boards, shall be presented in writing.

- k. Section 110 is amended in its entirety to read:

**SECTION 110 – MECHANICAL PLAN REQUIREMENTS.**

**110.1 General.** When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans and, when deemed necessary by the building official, calculations, and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a mechanical permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction. Separate Mechanical Code plan review is required for any of the following:

- (a) To verify compliance with State energy requirements when such information is not shown completely on the building plans;
- (b) Installations where the aggregate BTU input capacity for either comfort heating or comfort cooling is more than 500,000 BTU;
- (c) Type I or Type II commercial hoods;
- (d) Parking garage exhaust ventilation systems;
- (e) Product conveying duct system;
- (f) Spray booths;
- (g) Stair pressurization systems;
- (h) Installation of fire dampers, smoke dampers and/or combination smoke/fire dampers;
- (i) Air moving systems supplying air in excess of 2000 cfm and where smoke detectors are required in the duct work;
- (j) Any installation in a building of Type I-A, Type II-A, Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a mechanical engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

**110.2 Engineer of Record.** When it is required that documents be prepared by an engineer, the building official may require the owner to designate on the permit



application an engineer who shall act as the engineer of record. If the circumstances require, the owner may designate a substitute engineer of record who shall perform all of the duties required of the original engineer of record. The building official shall be notified in writing by the owner if the engineer of record is changed or is unable to continue to perform the duties.

The engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

**110.3 Information Required on Mechanical Plans.** Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans shall give the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the mechanical plans shall indicate the following:

- (a) A complete floor plan showing the location of all proposed mechanical equipment, duct work, vents, etc.;
- (b) A complete plan showing the layout, diameter and material of all proposed piping;
- (c) A legend of all symbols used and a list of all abbreviations used;
- (d) The location of all proposed inlets, outlets, diffusers, etc.;
- (e) The btu/Hr and/or cfm rating of all equipment;
- (f) Any other information requested by the building official.

Plans for buildings more than two stories in height of other than Group R-3 and Group U Occupancies shall indicate how required fire-resistive integrity will be maintained where a penetration will be made for mechanical piping and similar systems.

When deemed necessary by the building official, the first sheet of each set of plans shall indicate the building Type of Construction as defined in the City of Alhambra Building Code and the Mechanical Code in effect on the date of plan check submittal.

**110.4 Deferred Submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have prior approval of the building official. The engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official. Submittal documents for deferred submittal items shall be submitted to the engineer of record, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the intended design. The deferred

submittal items shall not be installed until their design and submittal documents have been approved by the building official.

**110.5 Expiration of Plan Check Applications.** Plan check applications for which no permit is issued within one year following the date of application shall expire by limitation and become null and void. Plans and calculations previously submitted may thereafter be returned to the applicant or destroyed by the building official.

When requested in writing by the applicant prior to or not more than 90 days after the expiration of the plan check application, the building official may extend the time for action by the applicant. The time for action by the applicant shall not be extended beyond the effective date of a more current Code. Additional hourly fees for plan review shall also be paid to the building official for enforcement of any requirements that were subsequently amended to the Code in effect at the time the plan check extension is requested.

Once an application and any extension thereof has expired, the applicant shall resubmit plans and calculations and pay a new application fee.

**110.6 Retention of Plans.** One set of approved plans, calculations and reports shall be retained by the building official. Except as required by Section 19850 of the Health and Safety Code, the building official shall retain such set of the approved plans, calculations and reports for a period of not fewer than 90 days from date of completion of the work covered therein.

- I. Section 111 is amended in its entirety to read:

**SECTION 111 – MECHANICAL PERMIT REQUIREMENTS.**

**111.1 Mechanical Permit Required.** No person shall erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, any mechanical equipment without first obtaining a mechanical permit from the building official.

The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

**111.2 Work Exempted From Mechanical Permit.** A mechanical permit shall not be required for the following:

- (a) Installation of portable appliances or equipment used for heating ventilating, or cooling (refrigeration or evaporative) that does not require either a Building Permit or an Electrical Permit to install;
- (b) Repair or replacement of steam, hot, or chilled water piping, and refrigeration piping that were previously permitted and inspected under a valid mechanical permit;
- (c) Repair or replacement of components to a refrigeration system that were previously permitted and inspected under a valid Mechanical permit.

- (d) Repair or replacement of any component, part or assembly of an appliance that does not alter its original approval and complies with the other applicable requirements of this Code;
  - (e) Any unit refrigerating system.
- Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of other laws or ordinances.

**111.3 Permit Applicant Requirements.** A permit shall only be issued to a licensed contractor.

**Exception:** A permit may be issued to a homeowner (See Section 210 for definition of a homeowner).

**111.4 Application for Permit.** To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the City for that purpose. Each such application shall:

- (a) Identify and describe the work to be covered by the permit for which application is made.
- (b) Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and definitely locate the proposed building or work.
- (c) Be accompanied by plans and calculations as required in Section 110.
- (d) Give such other information as reasonably may be required by the building official.

**111.5 Issuance.** The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

- (a) The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.
- (b) The fees specified by resolution or ordinance have been paid.
- (c) The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the Code in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of any Federal, State, County, or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.

One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.

**111.6 Permit Validity.** The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use that it authorizes is lawful.

The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations, or from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

**111.7 Expiration of Permit.** Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year after the date of the last required inspection approval by the building official, or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained.

Supplementary permit(s) shall not expire so long as the associated building permit remains active.

Where a new permit is issued to complete work previously started under an expired permit, no permit fees, except for issuance fees, will be collected provided 1) that no changes have been made or will be made in the original plans and calculations for such work; 2) the Codes in effect on the issuance date of the new permit are the same as were in effect on the date the expired permit was issued; and 3) that the duration of time from the date of expired permit issuance or last required inspection approval, whichever occurred last, has not exceeded one and one-half years. Permit fees, in addition to issuance fees, for the remaining work shall be collected for all permits that do not meet the preceding criteria.

All work to be performed under the new permit must be done in accordance with the Code in effect on the date of issuance of the new permit.

**111.8 Permit Suspension or Revocation.** The building official may, in writing, suspend or revoke a permit issued under the provisions of this Code, relevant laws, ordinances, rules and regulations whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code.

The building official may also, in writing, withhold inspections, suspend or revoke a permit where work is being done in violation of this Code, where work is being done in violation of the approved plans, where work is being concealed without approval from the building official, or where work is not in accordance with the direction of the building official.

**111.9 Cancellation of Permit by Applicant.** If no portion of the work or construction covered by a permit issued by the building official under the provisions of this Code,

relevant laws, ordinances, rules and regulations has been commenced, the person to whom such permit has been issued may deliver such permit to the building official with a request that such permit be cancelled. Only the person to whom such permit was issued may request cancellation of the permit. The building official shall thereupon stamp or write on the face of such permit the words, "Cancelled at the request of the applicant." Thereupon such permit shall be null and void and of no effect. All fees except for issuance fees shall be returned to the applicant.

**111.10 Transfer of Permit by Applicant.**

**111.10.1 No Inspection Performed.** When requested in writing by the person to whom the permit was issued, a permit may be transferred from the person to whom the permit was issued to a new individual. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

**111.10.2 One or More Inspection Performed.** Permits may be transferred to any individual upon completion of a new application. Fee credit shall be given where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

**111.10.3 Permit Duration Remains Unchanged.** Transfer of a permit shall be considered a continuation of the previous permit when determining the permit's duration, and shall in no way extend the duration of the preceding permit.

- m. Section 112 is amended in its entirety to read:

**SECTION 112 FEES.**

All plan review and permit fees shall be as adopted by separate resolution and/or ordinance.

Plan checking fees shall be paid at the time of plan review submittal. Permit fees shall be paid at the time of permit issuance.

- n. Section 113 is amended in its entirety to read:

**SECTION 113 REFUNDS.**

**113.1 Permit Refunds.** In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such permit shall have been cancelled as provided for in Section 111.9, the permittee may submit a written request to the building official requesting a refund of permit fees. Permit fees may be refunded to the permit applicant, but permit issuance fees shall not. The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the permit applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

**113.2 Plan Check Refunds.** No portion of the plan checking fee shall be refunded, unless no review has been performed, in which case 90 percent of the plan checking fee shall be refunded.

- o. Section 114 is amended in its entirety to read:  
**SECTION 114 INSPECTIONS.**

**114.1 General.** All new mechanical work for which a permit is required shall be subject to inspection by the building official and all such work shall remain accessible and exposed for inspection purposes until approved by the building official. All new mechanical work, and such portions of existing systems as may be affected by new work, or any changes, shall be inspected by the building official to insure compliance with all the requirements of this Code, relevant laws, ordinances, rules or regulations.

No work shall be approved by the building official that was not completely verified.

Partial or spot inspections shall not be performed by the building official, nor shall partial or spot inspection be used as a justification for approving any required inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations.

Inspections presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

It shall be the duty of the permit applicant to provide access for the inspector to the area of work. Access may include, but shall not be limited to, ladders, scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to maintain a safe access path for the inspector to the area of work. Safety precautions may include, but shall not be limited to, handrails, guardrails and safety harnesses. All components of the access path shall be securely anchored in place. The building inspector shall have the right to refuse to make any inspection in an area that does not have an access path deemed safe for use by said building inspector. It shall be the duty of the permit applicant to make any necessary improvements to the access path to allow inspection by the building inspector.

It shall be the duty of the permit applicant to protect all existing construction from damage caused during inspection. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material damaged during the course of inspection.

**114.2 Inspection Requests.** It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.

It shall be the duty of the person requesting any inspection required by this Code, relevant laws, ordinances, rules and regulations to provide access to and means for inspection of such work.

**114.3 Special Inspections.** Special inspections may be required by the building official on work involving special hazards or conditions and on work requiring extensive, unusual or constant inspection. Special inspections, when necessary, shall be accomplished by the means set forth in the City of Alhambra Building Code.

**114.4 Required Approvals.** No work shall be done beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate in writing that the work appears to comply as completed, or shall notify the applicant in writing which portion of the work fails to comply with this Code, relevant laws, ordinances, rules and/or regulations. Any work that does not comply shall be corrected, and such work shall not be covered or concealed until authorized by the building official.

There shall be a final inspection and approval of all work when completed and ready for occupancy.

- p. Sections 115 through 118 are deleted.
- r. In addition to the definitions specified in sections 204, 205, 210 and 216, the following certain terms, phrases, words and their derivatives shall be construed as specified in this section. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine.  
In the event of conflicts between these definitions and definitions that appear elsewhere in this Code, these definitions shall govern and be applicable.

**BOARD OF SUPERVISORS** shall mean the City of Alhambra City Council.

**BUILDING DIVISION or BUILDING DEPARTMENT** shall mean the Building Division of the City Planning and Building Department.

**BUILDING OFFICIAL** shall mean the Director of Planning and Building or other designated authority charged with the administration and enforcement of this Code, or the director's duly authorized representative.

**CHIEF MECHANICAL INSPECTOR** shall mean the building official.

**HOMEOWNER** is the owner, or for the purposes of a permit, the tenant of a single-family residence, including common accessory and minor poultry, animal or agricultural buildings where there is not more than one dwelling unit on the property.

**NONINSPECTED WORK** shall mean any erection, alteration, installation, repair, movement, improvement, removal, connection or conversion of any mechanical equipment and/or appliances or any other mechanical work regulated by this Code within the City without first obtaining inspection by and approval of the building official.

**SECTION TWO: Findings of local conditions.** The Alhambra City Council hereby finds, determines and declares that those certain amendments to the State Code made by the County of Los Angeles are appropriate and necessary to meet local conditions existing in the City of Alhambra, and this Council hereby further finds, determines and declares that each such change is required for the protection of the public safety and is reasonably necessary because of local climatic, geological conditions.

**SECTION THREE: Continuation of existing law.** Where they are substantially the same as existing law, the provisions of the City of Alhambra Mechanical Code shall be considered continuations of existing law and shall not be considered new enactments.

**SECTION FOUR: Maintenance and distribution of code.** Not less than one copy of the City of Alhambra Mechanical Code, duly certified by the City Clerk, shall be kept on file in the office of the City Clerk for examination and use by the public. Amendments to this code shall be noted by ordinance number on the appropriate pages of such code of this code and one complete file of amendatory ordinances, indexed for ready reference, shall be maintained in the office of the City Clerk for use and examination by the public. Distribution or sale of additional copies of this code shall be made as directed by the City Council. In addition, one copy of said City of Alhambra Code may likewise be maintained by the Director of Development Services for examination and use by the public.

**SECTION FIVE: Catchlines of sections.** The catchlines of the several sections of this code printed in boldface type are intended as mere catchwords to indicate the contents of the section and shall not be deemed or taken to be titles of such sections; nor as any part of the section, nor, unless expressly so provided, shall they be so deemed when any of such sections, including the catchlines, are amended or reenacted.

**SECTION SIX: Severability of provisions.** If any section, subsection, sentence, clause, phrase or portion of this ordinance and/or the code adopted thereby is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Alhambra City Council hereby declares that it would have adopted this ordinance and the code adopted thereby and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions thereof may be declared invalid or unconstitutional.



**SECTION SEVEN: Certification and publication.** The ordinance shall take effect thirty (30) days after its final passage and within (5) days after its passage, the City Clerk of the City of Alhambra shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and the Building Official shall cause the same to be filed with the California Building Standards Commission. And within (15) days after its passage, the City Clerk shall certify to the adoption of this ordinance and shall cause a summary of same to be published once in a newspaper of general circulation within the City of Alhambra

Signed and approved this 13th day of December, 2010.

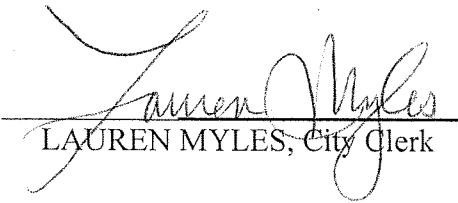
  
\_\_\_\_\_  
GARY YAMAUCHI, Mayor

ATTEST:

  
\_\_\_\_\_  
LAUREN MYLES, City Clerk

**I HEREBY CERTIFY** that the above and foregoing ordinance was duly passed and adopted by the Alhambra City Council at its regular meeting held on the 13th day of December, by the following vote, to wit:

AYES: SHAM, MESSINA, PLACIDO, AYALA, YAMAUCHI  
NOES: NONE  
ABSENT NONE

  
\_\_\_\_\_  
LAUREN MYLES, City Clerk

**PUBLIC NOTICE OF ADOPTION OF ORDINANCE**  
**CITY OF ALHAMBRA**  
**ORDINANCE NO O2M10-4569**

**NOTICE IS HEREBY GIVEN** that on December 13th, 2010, the City Council of the City of Alhambra adopted, after a public hearing, Ordinance No. O2M10-4569, entitled:

**AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL AMENDING THE ALHAMBRA MUNICIPAL CODE BY MODIFYING TITLE 20 THEREOF ADOPTING BY REFERENCE THE 2011 LOS ANGELES COUNTY CODE, TITLE 29, MECHANICAL CODE, WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO**

The purpose of this ordinance is to adopt by reference and amend that certain ordinance of the County of Los Angeles which adopted by reference California Code of Regulations, Title 24, Part 4 - 2010 California Mechanical Code and which made amendments, additions, and deletions thereto. Therefore, Ordinance No. O2M10-4569 amends the Alhambra Municipal Code by repealing therefrom Sections 20.13.010 and 20.13.020 and substituting new Sections in lieu thereof,

A certified copy of the full text of Ordinance No O2M10-4569 is available for review in the Office of the City Clerk, City of Alhambra, 111 South First Street, Alhambra, California.

LAUREN MYLES, City Clerk

PUBLISH: December 17, 2010  
ORDINANCE NO. O2M10-4569  
FILE NO N2M10-137

**ORIGINAL**

**ORDINANCE NO. 02M10-4571**

**AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL AMENDING THE ALHAMBRA MUNICIPAL CODE BY ADDING A NEW CHAPTER 20.07 RESIDENTIAL CODE TO TITLE 20 THEREOF ADOPTING BY REFERENCE THE 2011 LOS ANGELES COUNTY CODE, TITLE 30, RESIDENTIAL CODE, WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO**

**THE ALHAMBRA CITY COUNCIL DOES ORDAIN AS FOLLOWS:**

**SECTION ONE:** The purpose of this ordinance is to adopt by reference and amend that certain ordinance of the County of Los Angeles which adopts by reference California Code of Regulations, Title 24, Part 2.5 - 2010 California Residential Code and which makes amendments, additions and deletions thereto. Therefore, the Alhambra Municipal Code is hereby amended by adding a new Chapter 20.07 Sections 20.07.010 and 20.07.020 all to read as follows:

**TITLE 20**

**BUILDINGS AND CONSTRUCTION**

**CHAPTER 20.07**

**RESIDENTIAL CODE**

**Section 20.07.010 LOS ANGELES COUNTY CODE, TITLE 30, RESIDENTIAL CODE**

Chapters 1 through 10, 44 and Appendix H of Title 30, Los Angeles County Residential Code, as amended and in effect on or before January 1, 2011, adopting the 2010 California Residential Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Alhambra Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except that those certain sections thereof which are necessary to meet local conditions as hereinafter set forth in Section 20.07.020 of this Code are hereby repealed, added or amended to read as set forth therein.

In accordance with Section 50022.6 of the California Government Code, not less than one copy of said Title 30 of the Los Angeles County Code together with any and all

amendments thereto proposed by the City of Alhambra, has been and is now filed in the office of the Development Services Department, shall be remain on file with the Building Official, shall collectively be known as the *City of Alhambra Residential Code* and may be cited as Chapter 20.07 of the Alhambra Municipal Code

**Section 20.07.020 RESIDENTIAL CODE MODIFIED**

Chapters 1, 3 and 9 of Title 30 of the Los Angeles County Code (the Los Angeles County Residential Code), which adopts by reference and amends California Code of Regulations Title 24, Part 2.5 (the 2010 California Residential Code) adopted by reference as the Residential Code of the City of Alhambra, are hereby amended, deleted or added as follows:

- a. Section R100 is amended in its entirety to read:

Sections 102 through 119 of Chapter 1, Section 1207 of Chapter 12, Chapters 33, 34, 67, 99 and Appendix J of Title 20.05 of the City of Alhambra Code adopted by reference, amended and incorporated into this Title 20.07 shall be known as Sections R102 through R119 of Chapter 1, Section R1207 of Chapter 12, Chapters 33, 34, 67, 99 and Appendix J of the Residential Code For One and Two Family Dwellings of the City of Alhambra, may be cited as such, and will be referred to herein as *this Code*.

- b. Section R101.1 is amended in its entirety to read:

**101.1 Title.** Title XX Building and Construction, Chapter 20.07 of the City of Alhambra Municipal Code shall be known as the Residential Code of the City of Alhambra, may be cited as such, and will be referred to herein as “these regulations” or “these building standards” or “this Code.”

- c. Section R313 of the Los Angeles County Residential Code is deleted in its entirety and replaced with Section 903 of California Fire Code as adopted and amended by City of Alhambra Municipal Code Title XIX, FIRE

**Section 20.07.030 EFFECT OF ADOPTION.**

The adoption of the city Residential Code and the repeal, addition or amendment of ordinances by this code shall not affect the following matters:

- (A) Actions and proceedings which began the effective date of this code.
- (B) Prosecution for ordinance violations committed before the effective date of this code.

(C) Licenses and penalties due and unpaid at the effective date of this code, and the collection of these licenses and penalties.

(D) Bonds and cash deposits required to be posted, filed or deposited pursuant to any ordinance.

(E) Matters of record which refer to or are connected with ordinances the substances of which are included in this code; these references shall be construed to apply to the corresponding provisions of the code.

**Section 20.07.040 PENALTY; VIOLATIONS.**

(A) ***General penalty; continuing violations.*** Every act prohibited or declared unlawful and every failure to perform an act required by this code is a misdemeanor or an infraction as set forth in the said respective pertinent sections of this code and any person causing or permitting a violation of any such section of said code shall be subject to the penalties ascribed to each such section as set forth herein. Where silent as to whether a violation is a misdemeanor or infraction, the City Attorney may prosecute such violation as either a misdemeanor or infraction in his/her discretion.

(B) ***Violations including aiding, abetting, and concealing.*** Every person who causes, aids, abets or conceals the fact of a violation of this code is guilty of violating this code.

(C) ***Enforcement by civil action.*** In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the city.

**SECTION TWO: Findings of local conditions.** The Alhambra City Council hereby finds, determines and declares that those certain amendments to the State Residential Code made by the County of Los Angeles are appropriate and necessary to meet local conditions existing in the City of Alhambra, and this Council hereby further finds, determines and declares that each such change is required for the protection of the public safety and is reasonably necessary because of local climatic, geological conditions.

**SECTION THREE: Continuation of existing law.** Where they are substantially the same as existing law, the provisions of the City of Alhambra Building Code shall be considered continuations of existing law and shall not be considered new enactments.

**SECTION FOUR: Maintenance and distribution of code.** Not less than one copy of the City of Alhambra Residential Code, duly certified by the City Clerk, shall be kept on

file in the office of the City Clerk for examination and use by the public. Amendments to this code shall be noted by ordinance number on the appropriate pages of such code of this code and one complete file of amendatory ordinances, indexed for ready reference, shall be maintained in the office of the City Clerk for use and examination by the public. Distribution or sale of additional copies of this code shall be made as directed by the City Council. In addition, one copy of said City of Alhambra Building Code may likewise be maintained by the Director of Development Services for examination and use by the public.

**SECTION FIVE: Catchlines of sections.** The catchlines of the several sections of this code printed in boldface type are intended as mere catchwords to indicate the contents of the section and shall not be deemed or taken to be titles of such sections; nor as any part of the section, nor, unless expressly so provided, shall they be so deemed when any of such sections, including the catchlines, are amended or reenacted.

**SECTION SIX: Severability of provisions.** If any section, subsection, sentence, clause, phrase or portion of this ordinance and/or the code adopted thereby is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Alhambra City Council hereby declares that it would have adopted this ordinance and the code adopted thereby and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions thereof may be declared invalid or unconstitutional.

**SECTION SEVEN: Certification and publication.** The ordinance shall take effect thirty (30) days after its final passage and within (5) days after its passage, the City Clerk of the City of Alhambra shall certify to the passage and adoption of this ordinance and to its approval by the Mayor and City Council and the Building Official shall cause the same to be filed with the California Building Standards Commission. And within (15) days after its passage, the City Clerk shall certify to the adoption of this ordinance and shall cause a summary of same to be published once in a newspaper of general circulation within the City of Alhambra

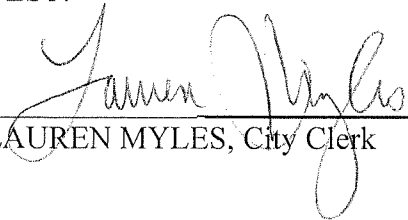
Signed and approved this 13th day of December, 2010.



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GARY YAMAUCHI, Mayor

ATTEST:

  
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LAUREN MYLES, City Clerk

**I HEREBY CERTIFY** that the above and foregoing ordinance was duly passed and adopted by the Alhambra City Council at its regular meeting held on the 13th day of December, by the following vote, to wit:

AYES: SHAM, MESSINA, PLACIDO, AYALA, YAMAUCHI  
NOES: NONE  
ABSENT: NONE

  
\_\_\_\_\_  
LAUREN MYLES, City Clerk

**PUBLIC NOTICE OF ADOPTION OF ORDINANCE**  
**CITY OF ALHAMBRA**  
**ORDINANCE NO O2M10-4571**

**NOTICE IS HEREBY GIVEN** that on December 13th, 2010, the City Council of the City of Alhambra adopted, after a public hearing, Ordinance No O2M10-4571 entitled:

**AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL  
AMENDING THE ALHAMBRA MUNICIPAL CODE BY  
ADDING A NEW CHAPTER 20.07 RESIDENTIAL CODE  
TO TITLE 20 THEREOF ADOPTING BY REFERENCE  
THE 2011 LOS ANGELES COUNTY CODE, TITLE 30,  
RESIDENTIAL CODE, WITH CERTAIN AMENDMENTS,  
ADDITIONS AND DELETIONS THERETO**

The purpose of this ordinance is to adopt by reference and amend that certain ordinance of the County of Los Angeles which adopted by reference California Code of Regulations, Title 24, Part 2.5 , 2010 California Residential Code and which made amendments, additions, and deletions thereto. Therefore, Ordinance No. O2M10-4571 amends the Alhambra Municipal Code by a new Chapter 20.07

A certified copy of the full text of Ordinance No O2M10-4571 is available for review in the Office of the City Clerk, City of Alhambra, 111 South First Street, Alhambra, California.

LAUREN MYLES, City Clerk

PUBLISH: December 17, 2010  
ORDINANCE NO. O2M10-4571  
FILE NO N2M10-137



# FINDINGS

## **FIRE CODE AMENDMENT-FINDINGS**

<b>Code Section</b>	<b>Condition</b>	<b>Explanation of Amendment</b>
Section 318	Climactic/Geographic	Specific requirements on the storage of pallets are necessary and applicable to The City of Alhambra because it is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
Section 610	Geological	Due to the city's close proximity to major fault lines, there is a significant possibility for multiple fires spreading out of control. Because of major earthquake hazard, and due to many older nonconforming buildings, it is necessary during solar panel installation to consider fire fighting operations on roof structures.
901.4.2	Climactic	It is necessary and applicable that Non-required fire protections systems be required to be installed throughout due to The City of Alhambra being a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
903.2.1.1 No. 1	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.

903.2.1.2 No. 1	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.1.3 No. 1	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.1.4 No. No. 1	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.2.1 No. 1	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover

		temperature, which causes loss of life and property damage.
903.2.3 No. 1	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.4 No. 1	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.4 No. 3	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.7 No. 1,3	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire

		Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.8 Exception No.1, 2 Deleted	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.9 No. 1,3	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.9.1 No. 1,2,and 4	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.10 No. 1	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built

		structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.11.3	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.11.3.7	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.11.3.8	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.11.3.9	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate,

		which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.2.11.3.18	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.3.1.1.2	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.3.1.2	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.3.1.2.2	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the

		County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.3.1.3.1	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.3.5	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.
903.4.2.1	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted. Quick acting fire Sprinklers will control a small fire before it reaches the flashover temperature, which causes loss of life and property damage.



905.12	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
2505.1	Climactic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring.
2505.2 Deleted	Climactic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring.
2505.3 Deleted	Climactic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring.
2505.6 Deleted	Climactic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring.
2509.1	Climactic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring.
3308.1.2	Climactic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring.
3308.1.3	Climactic	The City of Alhambra is a densely populated municipality, located in the

		County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring.
3310	Climactic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring.
3311	Climactic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring
IFC Appendix D	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
IFC Appendix F	Climactic/Geographic	The City of Alhambra is a densely populated municipality, located in the County of Los Angeles, and is subject to long periods of dry, hot climate, which increase the chance of a fire occurring. Due to closely built structures, access to all sides of a building is restricted.
IFC Appendix I	Geologic	Due to the city's close proximity to major fault lines, there is a significant possibility for multiple fires spreading out of control. Because of major earthquake hazard, and due to many older nonconforming buildings, it is necessary during reconstruction to add a fire protection system to minimize fire spread, resulting from an earthquake.

## BUILDING CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
701A.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3	Climatic	Clarifies the application of Chapter 7 A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3.1	Climatic	Clarifies the application of Chapter 7 A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
703A.5.2 & 703A.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation.
704A.3	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
705A.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
1029.4	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of earthquake fault systems capable of producing major earthquakes, including but not limited to the recent

HOA.738871.4

Code Section	Condition	Explanation of Amendment
		1994 Northridge Earthquake. The proposed amendment is intended to prevent occupants from being trapped in a building and to allow rescue workers to easily enter after an earthquake.
1207.1, 1207.11, 1207.12	Climatic and Topographic	Sound Transmission – "Soundproofing" buildings adjacent to Airport (LAX). The purpose of this section is to establish uniform minimum noise insulation performance standards to protect persons from the effects of excessive noise (sound), hearing loss or impairment, and interference with speech and sleep. The amendment requires other types of buildings, such as, long-term care facilities, single-family dwellings, private schools, and places of worship to be "soundproofed." Based on the local topographic conditions in the Los Angeles Basin, which includes the surrounding hills and mountains, such as the Santa Monica Mountains, and the climatic conditions of local wind blowing off shore, such as the Santa Ana winds, many planes are required to land and take off near the airports (LAX) to fly over areas where there are buildings including single family home, long-term care facilities, private schools and places of worship and other residential buildings, apartment houses, hotels, etc. The noise from these planes creates a hardship for the citizens, therefore, requiring the buildings to be "soundproofed."
1403.3	Climatic Geological	Section amended to limit the deflection of lateral support of veneer and prohibit its usage as part of the structural design strength of walls, due to the increased risk of significant earthquakes in the County. The Structural Engineers Association of Southern California (SEAOSC) and LA City Post Northridge Earthquake committee discovered significant loss of veneer from buildings due to inadequate design and construction. As deflection limitation in out-of-plane directions is not covered in this Code, this amendment will prevent loosening and spalling of veneer in a significant earthquake.
1405.7 through 1405.7.2	Geological	Section amended to require proper anchorage of masonry or stone veneer, due to the increased risk of significant earthquakes in the County. Investigations following the Northridge earthquake discovered numerous cases where veneer pulled away from wood stud framing. Most of it was due to corrosion and weakness in the anchor ties and mesh connections to the framing. Where sheathing was beneath the veneer, nail attachments were often not attached to the wall framing below. SEAOSC/LA City Post Northridge Earthquake committee findings indicated significant loss of veneer from buildings due to inadequate design and construction. Therefore, additional reinforcement for heavy veneer, stone and masonry veneer is needed to minimize such occurrences in the event of future significant earthquakes.
1507.3.1	Geological	Section amended to require concrete and clay tiles to be installed over solid structural sheathing boards only, due to the increased risk of significant earthquakes in the County. The changes in Section 1507.3.1 are needed because there were numerous observations of tile roofs pulling away from wood framed buildings following the 1994 Northridge Earthquake. Where sheathing beneath the tile roofs was not nailed adequately or the nails were not attached on each side of each tile or the nail just pulled out over a period of time because the shank of the nails were smooth. Northridge SEAOSC/LA City Post Northridge Earthquake committee findings indicated significant problems with tile roof due to inadequate design and/or construction. Therefore, the amendment is needed to needed to minimize such occurrences in the event of future significant earthquakes.
Table 1507.3.7	Geological	Table amended to require proper anchorage for clay or concrete tiles from sliding or rotating due to the increased risk of significant earthquakes in the County. Design provisions developed based on detailed study of the 1994 Northridge and the 1971

Code Section	Condition	Explanation of Amendment
		Sylmar earthquakes need to be incorporated into the local building code.
1613.6.7	Geological	The inclusion of the importance factor in this equation has the unintended consequence of reducing the minimum seismic separation distance for important facilities such as hospital, school, police, and fire station, etc., from adjoining structures. The deletion of the importance factor from Equation 16-44 will ensure that a safe seismic separation distance is provided. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1613.8 through 1613.8.1	Geological	The steel Buckling Restrained Braced Frame (BRBF) system was first approved for use in the 2003 NEHRP Provisions. The values for the approximate period perimeters $C_t$ and $x$ were also approved as part of that original BSSC Proposal 6-6R (2003). It was an oversight that these parameters were not carried forward into the 2005 Edition of the ASCE 7. Currently, these two factors can be found in Appendix R of AISC 341-05. There, they function only as a placeholder that will be removed in the next version upon approval by ASCE 7 Task Committee on Seismic. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1613.8.2	Geological	Observed damages to one- and two-family dwellings of light frame construction after the Northridge Earthquake may have been partially attributed to vertical irregularities common to this type of occupancy and construction. In an effort to improve quality of construction and incorporate lessons learned from studies after the Northridge Earthquake, the modification to ASCE 7-05 Section 12.2.3.1 by limiting the number of stories and height of the structure to two stories will significantly minimize the impact of vertical irregularities and concentration of inelastic behavior from mixed structural systems. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1613.8.3	Geological	The importance factor, $I$ , was dropped from equation 12.8-16 by mistake while transcribing it from NEHRP Recommended Provisions (2003) equation 5.2-16. For buildings with importance factor, $I$ , higher than 1.0, stability coefficient should include the importance factor. The modification is consistent with the provisions adopted by OSPHD and DSA-SS as reflected in Section 1615.10.7 of the 2010 California Building Code. SEAOSC Steel Committee had supported the proposed modification during the 2007 code adoption process. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.

Code Section	Condition	Explanation of Amendment
1613.8.4	Geological	A joint Structural Engineers Association of Southern California (SEAOSC), Los Angeles County, and Los Angeles City Task Force investigated the performance of concrete and masonry construction with flexible wood diaphragm failures after the Northridge earthquake. It was concluded at that time that continuous ties are needed at specified spacing to control cross grain tension in the interior of the diaphragm. Additionally, subdiaphragm shears need to be limited to control combined orthogonal stresses within the diaphragm. Recognizing the importance and need to continue the recommendation made by the task force, but also taking into consideration the improved performance and standards for diaphragm construction today, a proposal to increase the continuous tie spacing limit to 40 ft in lieu of 25 ft and to use 75 percent of the allowable code diaphragm shear to determine the depth of the sub-diaphragm in lieu of the 300 plf is deemed appropriate and acceptable. The Los Angeles region is within a very active geological location. The various jurisdictions within this region have taken additional steps to prevent roof or floor diaphragms from pulling away from concrete or masonry walls. This decision was made due to the frequency of this type of failure during the past significant earthquakes. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1613.9 through 1613.9.10.5	Geological Topographical	Section is added to improve seismic safety of buildings constructed on or into hillsides. Due to the local topographical and geological conditions of the sites within the Los Angeles region and their probabilities for earthquakes, this technical amendment is required to address and clarify special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC) and both the Los Angeles County and Los Angeles City Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by both the City and County of Los Angeles for several years with much success. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1704.1	Geological Topographical	Section amended to remove the exemption of Group U from special inspection requirements. One of the significant problems discovered from the studies after the Northridge Earthquake was the extent of poor quality in construction, especially for residential wood frame accessory structures. The provisions to require that special inspectors be provided for work listed under Section 1704 to observe the actual construction will ensure that acceptable standards of workmanship are provided.
1704.4	Geological	Results from studies after the 1994 Northridge Earthquake indicated that a significant portion of the damages were attributable to lack of quality control during construction resulting in poor performance of the building or structure. Therefore, the amendment restricts the exceptions to the requirement for special inspection. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.

Code Section	Condition	Explanation of Amendment
1704.8	Geological	Studies after the Northridge Earthquake revealed that great confusion exists in the field over what is required by the Code in the way of special inspection beyond just piles and caissons. Connecting grade beams used in driven deep foundations will generally act like concrete beams and should not be treated like typical footings. Section 1704.4 requires concrete beams to have special inspection, but exempts the footings of buildings three stories or less in height. This amendment clarifies that the grade beams that connect driven deep foundations are not exempt from special inspection even if they are used as part of the foundation system. They are an essential part of the driven deep foundation system and should receive the same level of inspection, particularly since this type of system must resist the higher demand of seismic loads in this region. The amendment is necessary due to the increased risk of significant earthquakes in the County.
1704.9	Geological	Studies after the Northridge Earthquake revealed that great confusion exists in the field over what is required by the Code in the way of special inspection beyond just piles and caissons. Connecting grade beams used in cast-in-place deep foundations will generally act like concrete beams and should not be treated like typical footings. Section 1704.4 requires concrete beams to have special inspection, but exempts the footings of buildings three stories or less in height. This amendment clarifies that the grade beams that connect cast-in-place deep foundations are not exempt from special inspection even if they are used as part of the foundation system. They are an essential part of the cast-in-place deep foundation system and should receive the same level of inspection, particularly since this type of system must resist the higher demand of seismic loads in this region. The amendment is necessary due to the increased risk of significant earthquakes in the County.
1705.3	Geological	In Southern California, very few detached one- or two-family dwellings not exceeding two stories above grade plane are built as "box-type" structures, specially for those in hillside areas and near the oceanfront. Many with steel moment frames or braced frames, and or cantilevered columns can still be shown as "regular" structures by calculations. With the higher seismic demand placed on buildings and structures in this region, the language in Sections 1705.3 Item 3 of the California Building Code would permit many detached one- or two-family dwellings not exceeding two stories above grade plane with complex structural elements to be constructed without the benefit of special inspections. By requiring special inspections, the quality of major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. The exception should only be allowed for detached one- or two-family dwellings not exceeding two stories above grade plane assigned to Seismic Design category A, B, and C.
1710.1	Geological	The language in Sections 1710.1 of the California Building Code permits the owner to employ any registered design professional to perform structural observations with minimum guidelines. However, it is important to recognize that the registered design professional responsible for the structural design has thorough knowledge of the building he/she designed. By requiring the registered design professional responsible for the structural design or their designee who were involved with the design to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. Additional requirements are provided to help clarify the role and duties of the structural observer and the method of reporting and correcting observed deficiencies to the building official. This

Code Section	Condition	Explanation of Amendment
		amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1710.2	Geological	With the higher seismic demand placed on buildings and structures in this region, the language in Sections 1710.2 Item 3 of the California Building Code would permit many low-rise buildings and structures with complex structural elements to be constructed without the benefit of a structural observation. By requiring a registered design professional to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. An exception is provided to permit simple structures and buildings to be excluded. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1807.1.4	Climatic Geological	No substantiating data has been provided to show that a wood foundation is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood retaining walls, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood foundations that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1807.1.6	Geological	With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions that do not take into consideration the surrounding environment. Plain concrete performs poorly in withstanding the cyclic forces resulting from seismic events. In addition, no substantiating data has been provided to show that under-reinforced foundation walls are effective in resisting seismic loads and may potentially lead to a higher risk of failure. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these issues into consideration. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.
1809.3	Geological	With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result for under-reinforced footings located on sloped surfaces. Requiring minimum reinforcement for stepped footings is intended to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.



Code Section	Condition	Explanation of Amendment
1809.7 and Table 1809.7	Geological	No substantiating data has been provided to show that under-reinforced footings are effective in resisting seismic loads and may potentially lead to a higher risk of failure. Therefore, this amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions for footings that do not take into consideration the surrounding environment. It was important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these factors into consideration. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force that investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1809.12	Climatic Geological	No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1908.1 and 1908.1.11 through 1908.1.14	Geological	This amendment is intended to carry over critical provisions for the design of concrete columns in moment frames from the UBC. Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded. In addition, this amendment carries over from the UBC a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls from being included in the seismic load resisting system, since their failure could have catastrophic effect on the building. Furthermore, this amendment was incorporated in the code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs has been observed in some instances to have popped out of the slab due to insufficient concrete coverage. This modification ensures that critical boundary and collector rebars are placed in sufficiently thick slabs to prevent buckling of such reinforcements. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.

Code Section	Condition	Explanation of Amendment
1908.1.2	Geological	<p>By virtue of ACI 318 Section 21.1.1.7(d), intermediate precast structural walls designed under Section 21.4, material requirements intended under provisions 21.1.4, 21.1.5, 21.1.6, and 21.1.7 would be excluded for structures assigned to Seismic Design Category D, E, or F. The amendments to ACI 318 Chapter 21 are needed to ensure that structural walls designed under ASCE 7 Table 12.2-1 using the intermediate wall panel category would conform to ductility requirements comparable to special structural walls; and conformance to the long standing practice of ACI 318 to impose special requirements for high seismic design regions. This amendment gives explicit requirements under which design and detailing need to conform to special structural wall system provisions in ACI-318 Section 21.9, which covers both cast-in-place as well as precast. This amendment further gives building officials the tools to enforce minimum life safety building performance under earthquake forces in Seismic Design Category D, E, or F. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
1908.1.3	Geological	<p>The design provision for wall pier detailing was originally introduced by SEAOC in 1987 to legacy Uniform Building Code (UBC) and was included in the 1988 UBC through the 1997 UBC (2002 CBC). The wall pier detailing provision prescribed under Section 1908.1.4 was intended for high seismic zones equivalent to current Seismic Design Category D, E, or F. Section 1908.1.3 was added as a complement of wall pier detailing in Seismic Design Category C (formerly seismic zones 2A and 2B under the legacy model code). ACI 318 Commentary R 21.1.1 emphasized "it is essential that structures assigned to higher Seismic Design Categories possess a higher degree of toughness," and further encourages practitioners to use special structural wall systems in regions of high seismic risk. ASCE 7 Table 12.2-1 permits intermediate precast structural wall system in Seismic Design Category D, E, or F. Current Section 1908.1.3 is not limited to just structures assigned to Seismic Design Category C. The required shear strength under 21.3.3, referenced in current Section 21.4.5, is based on <math>V_u</math> under either nominal moment strength or two times the code prescribed earthquake force. The required shear strength in 21.6.5.1, referenced in Section 21.9.10.2 (IBC 1908.1.4), is based on the probable shear strength, <math>V_p</math> under the probable moment strength, <math>M_{pr}</math>. In addition, the spacing of required shear reinforcement is 8 inches on center under current Section 21.4.5 instead of 6 inches on center with seismic hooks at both ends under Section 21.9.10.2. Requirement of wall pier under Section 21.9.10.2 would enhance better ductility. The current practice in commercial buildings constructed using precast panel wall systems is to have large window and door openings and/or narrow wall piers. Wall panels varying up to three stories high with openings resembles a wall frame which is not currently recognized under any of the defined seismic-force resisting systems other than consideration of structural wall systems. Conformance to special structural wall system design and detailing of wall piers ensures minimum life safety performance in resisting earthquake forces for structures in Seismic Design Category D, E, or F. The modification separates wall piers designed for structures assigned to Seismic Design Category C from those assigned to Seismic Design Category D, E, or F. This modification is consistent with the amendment adopted by DSA-SS as reflected in Section 1916.4.4 of the 2010 Edition of the California Building Code. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>

Code Section	Condition	Explanation of Amendment
1908.1.8	Geological	This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1909.4	Geological	With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result by permitting a reduced edge thickness of the footing that support walls without taking into consideration the surrounding environment. In addition, no substantiating data has been provided to show that the reduced edge thickness is effective in resisting seismic loads and may potentially lead to a higher risk of failure. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these issues into consideration. This amendment is a continuation of an amendment adopted during previous code adoption cycles.

Code Section	Condition	Explanation of Amendment																																														
204.1.1	Geological	<p>A number of significant technical modifications have been made since the adoption of AISC 341-05. One such change incorporates AWS D1.8/D1.8M by reference for welding related issues. This change will be included in AISC 341-10 which is to be incorporated by reference into the 2012 Edition of the International Building Code. This proposed amendment is consistent with actions taken by both DSA-SS and OSHPD to incorporate such language in the 2010 Edition of the California Building Code. AWS D1.8/D1.8M requires that all seismic force resisting system welds are to be made with filler metals classified using AWS A5 standards that achieve the following mechanical properties:</p> <table><tr><th colspan="3">Mechanical Properties for Demand Critical Welds</th></tr><tr><th rowspan="2">Property</th><th colspan="2">Classification</th></tr><tr><th>70 ksi (480 MPa)</th><th>80 ksi (550 MPa)</th></tr><tr><td>Yield Strength, ksi (MPa)</td><td>58 (400) min.</td><td>68 (470) min.</td></tr><tr><td>Tensile Strength, ksi (MPa)</td><td>70 (480) min.</td><td>80 (550) min.</td></tr><tr><td>Elongation (%)</td><td>22 min.</td><td>19 min.</td></tr><tr><td>CVN Toughness, ft-lbf (J)</td><td colspan="2">40 (54) min. @ 70 °F (20 °C) <sup>b, c</sup></td></tr><tr><td colspan="3"><sup>b</sup> For LAST of +50 °F (+10 °C). For LAST less than + 50 °F (+10 °C), see AWS D1.8/D1.8M Clause 6.3.6. <sup>c</sup> Tests conducted in accordance to AWS D1.8/D1.8M Annex A meeting 40 ft-lbf (54 J) min. at a temperature lower than +70 °F (20 °C) also meet this requirement.</td></tr></table> <p>In addition to the above requirements, AWS D1.8/D1.8M requires, unless otherwise exempted from testing, that all demand critical welds are to be made with filler metals receiving Heat Input Envelope Testing that achieve the following mechanical properties in the weld metal:</p> <table><tr><th colspan="3">Filler Metal Classification Properties for Seismic Force Resisting System Welds</th></tr><tr><th rowspan="2">Property</th><th colspan="2">Classification</th></tr><tr><th>70 ksi (480 MPa)</th><th>80 ksi (550 MPa)</th></tr><tr><td>Yield Strength, ksi (MPa)</td><td>58 (400) min.</td><td>68 (470) min.</td></tr><tr><td>Tensile Strength, ksi (MPa)</td><td>70 (480) min.</td><td>80 (550) min.</td></tr><tr><td>Elongation, %</td><td>22 min.</td><td>19 min.</td></tr><tr><td>CVN Toughness, ft-lbf (J)</td><td colspan="2">20 (27) min. @ 0 °F (-18 °C) <sup>a</sup></td></tr><tr><td colspan="3"><sup>a</sup> Filler metals classified as meeting 20 ft-lbf (27 J) min. at a temperature lower than 0 °F (-18 °C) also meet this requirement.</td></tr></table> <p>The amendment is necessary due to the increased risk of significant earthquakes in the County.</p>	Mechanical Properties for Demand Critical Welds			Property	Classification		70 ksi (480 MPa)	80 ksi (550 MPa)	Yield Strength, ksi (MPa)	58 (400) min.	68 (470) min.	Tensile Strength, ksi (MPa)	70 (480) min.	80 (550) min.	Elongation (%)	22 min.	19 min.	CVN Toughness, ft-lbf (J)	40 (54) min. @ 70 °F (20 °C) <sup>b, c</sup>		<sup>b</sup> For LAST of +50 °F (+10 °C). For LAST less than + 50 °F (+10 °C), see AWS D1.8/D1.8M Clause 6.3.6. <sup>c</sup> Tests conducted in accordance to AWS D1.8/D1.8M Annex A meeting 40 ft-lbf (54 J) min. at a temperature lower than +70 °F (20 °C) also meet this requirement.			Filler Metal Classification Properties for Seismic Force Resisting System Welds			Property	Classification		70 ksi (480 MPa)	80 ksi (550 MPa)	Yield Strength, ksi (MPa)	58 (400) min.	68 (470) min.	Tensile Strength, ksi (MPa)	70 (480) min.	80 (550) min.	Elongation, %	22 min.	19 min.	CVN Toughness, ft-lbf (J)	20 (27) min. @ 0 °F (-18 °C) <sup>a</sup>		<sup>a</sup> Filler metals classified as meeting 20 ft-lbf (27 J) min. at a temperature lower than 0 °F (-18 °C) also meet this requirement.		
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191

Code Section	Condition	Explanation of Amendment
2304.9.1 and Table 2304.9.1	Geological	Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this proposed local amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels appeared much lower in strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2304.11.7	Climatic Geological	No substantiating data has been provided to show that wood used in retaining or crib walls is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood used in retaining or crib walls, when it is not properly treated and protected against deterioration, has performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood in retaining or crib walls that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2305.4	Geological	The overdriving of nails into the structural wood panels still remains a concern when pneumatic nail guns are used for wood structural panel shear wall nailing. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the 1994 Northridge Earthquake. The use of clipped head nails continues to be restricted from use in wood structural panel shear walls where the minimum nail head size must be maintained in order to minimize nails from pulling through sheathing materials. Clipped or mechanically driven nails used in wood structural panel shear wall construction were found to perform much worse in previous wood structural panel shear wall testing done at the University of California Irvine. The existing test results indicated that, under cyclic loading, the wood structural panel shear walls were less energy absorbent and less ductile. The panels reached ultimate load capacity and failed at substantially less lateral deflection than those using same size hand-driven nails. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.

Code Section	Condition	Explanation of Amendment
2305.5	Geological	<p>Many of the hold-down connectors currently in use do not have any acceptance report based on dynamic testing protocol. This amendment continues to limit the allowable capacity to 75% of the acceptance report value to provide an additional factor of safety for statically tested anchorage devices. Cyclic forces imparted on buildings and structures by seismic activity cause more damage than equivalent forces which are applied in a static manner. Steel plate washers will reduce the additional damage which can result when hold-down connectors are fastened to wood framing members. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2306.2.1 and Tables 2306.2.1(3) through 2306.2.1(4)	Geological	<p>The Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and do not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner. In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with staples would exhibit the same behavior as wood structural panels fastened with common nails. The test result revealed that wood structural panels fastened with staples appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing. Furthermore, the cities and unincorporated areas within the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board. This amendment continues the previous amendment adopted during the 2007 code adoption cycle.</p>

Code Section	Condition	Explanation of Amendment
2306.3 and Tables 2306.3 through 2306.3(2)	Geological	<p>The Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with stapled nails are based on monotonic testing and do not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner. In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with stapled nails would exhibit the same behavior as wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with stapled nails appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of stapled nail as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing. Furthermore, the cities and unincorporated areas within the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board. This amendment continues the previous amendment adopted during the 2007 code adoption cycle, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2306.7	Geological	<p>Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this amendment limits the location where shear walls sheathed with lath, plaster or gypsum board are used in multi-level buildings. The poor performance of such shear walls sheathed with other materials in the 1994 Northridge Earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force and formed the basis for this amendment. Considering that shear walls sheathed with lath, plaster or gypsum board are less ductile than steel moment frames or wood structural panel shear walls, the cities and unincorporated areas of the Los Angeles region have taken the necessary measures to limit the potential structural damage that may be caused by the use of such walls at the lower level of multi-level building that are subject to higher levels of seismic loads. This amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>

<b>Code Section</b>	<b>Condition</b>	<b>Explanation of Amendment</b>
2308.3.4	Geological	With the higher seismic demand placed on buildings and structures in this region, interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. The purpose of this amendment is to limit the use of the exception to structures assigned to Seismic Design Category A, B or C where lower seismic demands are expected. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
2308.12.2	Geological	Additional weight attributed to the use of heavy veneer substantially increases loads to conventionally braced walls in an earthquake. Moreover, normal to greater than normal wall loads that occur in an earthquake can seriously overstress wood bearing walls in combined seismic/gravity load combinations. Numerous conventionally framed veneer covered structures sustained serious damages in the Northridge Earthquake as a result of the heavy weight of the veneer. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2308.12.4 and Table 2308.12.4	Geological	This amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2308.12.5	Geological	Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels appeared much lower in strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous code adoption cycles.
3401.8.1 to 3401.8.3	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The purpose of the amendments is to prevent inadequate construction or bracing to resist horizontal forces, thus becoming a hazard to life or property in the event of an earthquake.



<b>Code Section</b>	<b>Condition</b>	<b>Explanation of Amendment</b>
3401.9	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The purpose of the amendment is to save lives in the event of an earthquake when panics occur and glass shatters.
J101.1	Geological Topographical Climate	This section is revised to include erosion and sediment control measures to address the complex and diverse set of soil types and geologic conditions that exist in the Los Angeles County region.
J103.1 – J103.2	Geological Topographical Climate	This section is revised to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J104.2.1 – J104.4	Geological Topographical Climate	Sections revised or added to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J105.1- J105.14	Geological Topographical Climate	Sections revised or added to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J106.1	Geological Topographical Climate	Section revised to require more stringent cut slope ratios to address the complex and diverse set of soil types and geologic conditions that exist in the Los Angeles County region.
J106.2	Geological Topographical Climate	Section added to require drainage terraces to address the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J107.1- J107.7	Geological Topographical Climate	Sections revised to provide more stringent fill requirements for slope stability, and settlement due to the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J107.8 – J107.9	Geological Topographical Climate	Sections revised to provide more stringent inspection and testing requirements for fill slope stability due to the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J108.1 – J108.4	Geological Topographical Climate	Sections revised to provide more stringent slope setback requirements to address the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J109.1 – J109.3	Geological Topographical Climate	Sections revised to provide more stringent drainage and terracing requirements to address the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J109.5	Geological Topographical Climate	Subsection added to provide for adequate outlet of drainage flows due to the diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J110 – J110.8.5	Geological Topographical Climate	Sections revised or added to provide for State requirements of storm water pollution prevention and more stringent slope planting, and slope stability requirements to control erosion due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J111	Geological Topographical Climate	Section revised to reference additional standards for soils testing due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.

**SECTION 109.** This ordinance shall become operative on January 1, 2011.

## ELECTRICAL CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
690.19	Geological	Emergency situations caused by seismic events may require the disconnection of electrical power in a building. Presently, the CEC does not require a disconnecting means for conductors for multi-arrayed solar photovoltaic systems.

**SECTION 7.**            This ordinance shall become operative on January 1, 2011.

[TITLE27MYCC]

**TABLE**

<b>MECHANICAL CODE AMENDMENTS</b>		
<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
501	Climatic	Additional Health Department requirements are necessary due to local air quality concerns.
510.1.7	Geological	To reduce damage during a seismic event.
604.2	Geological	To reduce damage during a seismic event.
1119.4	Geological	To reduce the potential for release of toxic refrigerant caused by shifting equipment during a seismic event.

**SECTION 15.** This ordinance shall become operative on January 1, 2011.

[TITLE29MYCC]

## Plumbing Code Amendments

CODE SECTION	CONDITION	EXPLANATION
K3.0	Geological, Topographical,	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
K4.0(C)	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
K6.0(E)	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.

Code Section	Condition	Explanation of Amendment
R301.1.3.2	Geological	<p>After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of wood frame construction needs to be greatly improved. One such recommendation identified by the Task Force is to improve the quality and organization of structural plans prepared by the engineer or architect so that plan examiners, building inspectors, contractors, and special inspectors may logically follow and construct the presentation of the seismic force-resisting systems in the construction documents. For buildings or structures located in Seismic Design Category D<sub>0</sub>, D<sub>1</sub>, D<sub>2</sub>, or E that are subject to a greater level of seismic forces, the requirement to have a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive damage or injuries in wood frame buildings. Structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and the improper application of the prescriptive requirements of the California Residential Code can be readily addressed by a registered design professional.</p>
R301.1.4	Geological Topographical	<p>This technical amendment is for buildings constructed on hillsides. Due to the local topographical and geological conditions of the sites within the greater Los Angeles region and their susceptibility to earthquakes, this amendment is required to address and clarify special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC), Los Angeles County, and Los Angeles City Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and</p>

Code Section	Condition	Explanation of Amendment
		millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by the City and County of Los Angeles for several years.
R301.2.2.2.5	Geological	Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this local amendment limits the type of irregular conditions as specified in the 2010 California Residential Code. Such limitations are recommended to reduce structural damages in the event of an earthquake. The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls and all associated elements when designed for high levels of seismic loads.
R301.2.2.3.5.1	Geological	The term "one" in AISI S230, Section B1 conflicts with Table B1-1, whereas in the table it states the "thinnest connected steel sheet." The term "one" in the AISI S230, Section B1 language can misleadingly be interpreted as though one of the sheets can be 33 mils and the other sheet thicker, but that you still qualify for a reduction factor; this is not the intent of the tables. For example, in a steel-to-steel connection consisting of a 33 mils and 44 mils, and if in any part of the code it is required to provide (4) No. 8 screws; according to Table B1-1 the factor 1.0 would apply to the required number of screws and thus a reduction of screws would not be allowed.
R322.1.4.1	Geological Topographical	This amendment is intended to clarify who should perform studies and analyses for design flood elevations. Based on our vast experience with drainage and grading sites, we have concluded that registered civil engineers are highly equipped to perform such design and analyses.
R327	Climatic	States that Chapter R327 requirements are applicable to all occupancy groups as wildfire exposure impacts all types of buildings and structures. This amendment is needed due to the high-fire severity zones caused by low humidity, strong winds and dry vegetation.
R327.1.1	Climatic	Clarifies the application of Chapter R327 to include additions, alterations, and/or relocated buildings. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.

Code Section	Condition	Explanation of Amendment
R327.1.3	Climatic	Clarifies the application of Chapter R327 to include additions, alterations, and/or relocated buildings. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R327.1.3.1	Climatic	Clarifies the application of Chapter R327 to include additions, alterations, and/or relocated buildings. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R327.3.5.2	Climatic	Due to low humidity, strong winds, and dry vegetation in high-fire severity zones, the Fire Department could not find sufficient evidence to allow the use of wood-shingle/wood-shake roof.
R327.3.5.2.2	Climatic	Due to low humidity, strong winds and dry vegetation in high-fire severity zones, the Fire Department could not find sufficient evidence to allow the use of wood-shingle/wood-shake roof.
R327.4.3	Climatic	Due to low humidity, strong winds, and dry vegetation in high-fire severity zones, the Fire Department could not find sufficient evidence to allow the use of wood-shingle/wood-shake roof.
R327.5.2	Climatic	Due to low humidity, strong winds, and dry vegetation in high-fire severity zones, the Fire Department could not find sufficient evidence to allow the use of wood-shingle/wood-shake roof and would require the use of Class A roof covering.
R401.1	Geological	Wood foundations, even those that are preservative-treated, encounter a higher risk of deterioration when contacting the adjacent ground. The required seismic anchorage and transfer of lateral forces into the foundation system necessary for 2-story structures and foundation walls could become compromised at varying states of wood decay. In addition, global structure overturning moment and sliding resistance is reduced when utilizing wood foundations as opposed to conventional concrete or masonry systems. However, non-occupied, single-story storage structures pose significantly less risk to human safety and should be able to utilize the wood foundation guidelines specified in this Chapter.
R403.1.2 R403.1.3 R403.1.5	Climatic Geological	This proposed amendment requires minimum reinforcement in continuous footings and stepped footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment reflects the recommendations by the

Code Section	Condition	Explanation of Amendment
		<p>Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in the 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles. Interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures.</p>
R404.2	Climatic Geological	<p>No substantiating data has been provided to show that wood foundations are effective in supporting structures and buildings during a seismic event while being subject to deterioration caused by presence of water in the soil as well as other materials detrimental to wood foundations. Wood foundations, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. With the higher seismic demand placed on buildings and structures in this region, coupled with the dryer weather conditions here as oppose to the northern and eastern part of the country, it is the intent of this proposal to take the necessary precautionary steps to reduce or eliminate potential problems that may result from the use of wood footings and foundations that does not take into consideration the conditions of this surrounding environment.</p>
R501.1	Geological	<p>There is no limitation for weight of mechanical and plumbing fixtures and equipment in the CRC Code. Requirements of ASCE 7-05 and CBC are necessary that limits equipment weight up to 400 pounds, mounted at 4 feet or less above the floor or attic level without engineering design.</p>



Code Section	Condition	Explanation of Amendment
R503.2.4	Geological	Section R502.10 of the Code does not provide any prescriptive criteria to limit the maximum floor opening size nor does Section R503 provide any details to address the issue of shear transfer near larger floor openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damages caused by seismic forces. Requiring blocking with metal ties around larger floor openings and limiting opening size is consistent with the requirements of Section R301.2.2.2.5.
602.3.2	Geological	The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads by eliminating single top plate construction. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
Table R602.3(1)	Geological	In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. As a matter of fact, the test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles for the California Building Code.
Table R602.3(2)	Geological	In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. As a matter of fact, the test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the

Code Section	Condition	Explanation of Amendment
		<p>use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles for the California Building Code.</p>
Table R602.10.1.2(2)	Geological	<p>Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this local amendment continues to reduce/eliminate the allowable shear values for shear walls sheathed with lath, plaster, or gypsum board. The poor performance of such shear walls sheathed with other materials in the 1994 Northridge Earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force. The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. In addition, this proposed amendment is consistent with the conventional framing provisions of the 2010 California Building Code.</p>
Table R602.10.2	Geological	<p>3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. This proposed amendment specifies minimum WSP sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles for the California Building Code. In September 2007, cyclic testing data was provided to the structural code committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed</p>

Code Section	Condition	Explanation of Amendment
		wood structural shear panels. In addition, the test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results.
Figure R602.10.3.2	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3 ply-plywood during the Northridge Earthquake. The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The proposal for minimum lap splice requirement is consistent with Section 12.16.1 of ACI 318-05. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system. This proposed amendment continues amendments adopted during the previous code cycle for the California Building Code.
R602.10.3.3	Geological	The proposal to change the minimum lap splice requirement is consistent with Section 12.16.1 of ACI 318-05.
Figure R602.10.3.3	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force. The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the Northridge Earthquake. This proposed amendment continues amendments adopted during the previous code cycle for the California Building Code.

Code Section	Condition	Explanation of Amendment
Table R602.10.4.1	Geological	<p>3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force. The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. This proposed amendment continues the previous amendment adopted during the 2007 code adoption cycle for the California Building Code. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. As a matter of fact, the test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
Figure R602.10.4.1.1	Geological	<p>3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force. The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. This proposed amendment continues the previous amendment adopted during the 2007 code adoption cycle for the California Building Code. The proposal in which "washers shall be a minimum of 0.229 inch by 3 inches by 3 inches in size" is consistent with Section R602.11.1 of the 2010 California Residential Code and Section 2308.12.8 of the 2010 California Building Code.</p>

Code Section	Condition	Explanation of Amendment
R602.10.7.1	Geological	The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system. Interior braced wall panels, therefore, are also directly dependent upon the adequacy of the foundation system. In addition, the proposed amendment for Section R403.1.2 specifies that all exterior walls and required interior braced wall panels in buildings shall be supported with continuous footings.
R606.2.4	Geological	The addition of the word "or" will prevent the use of unreinforced parapets in Seismic Design Category D <sub>0</sub> , D <sub>1</sub> , or D <sub>2</sub> , or on townhouses in Seismic Design Category C.
Table R802.5.1(9)	Geological	The number of nails required for the heel joint connection per Table R802.5.1(9) can be excessive depending on the rafter slope, spacing, and roof span. This footnote will help to prevent splitting of connecting wood members when large numbers of nail are required as stated in the National Design Specification for Wood Construction (NDS).
R802.8	Geological	This proposed amendment provides provisions to ensure that the ends of wood members and the points of bearing have adequate lateral support to prevent rotation and to help stabilize the members during construction. This proposed amendment is consistent with and similar to requirements contained in the NDS.
R802.10.2	Geological	Wood trusses are engineered structural elements that require engineered design and calculations. This amendment provides clarifications that all wood truss design drawings are to be prepared by a registered professional.
R803.2.4	Geological	Section R802 of the Code does not provide any prescriptive criteria to limit the maximum size of roof openings, nor does Section R803 provide any details to address the issue of shear transfer near larger roof openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger roof openings and limiting the size of openings is consistent with the requirements of Section R301.2.2.2.5.

Code Section	Condition	Explanation of Amendment
R1001.3.1	Geological	The performance of fireplaces/chimneys without anchorage to the foundation has been observed to be inadequate during major earthquakes. The lack of anchorage to the foundation results in overturn or displacement.

**SECTION 53.** This ordinance shall become operative on January 1, 2011.

[30RESBLDNGMYCC]